

STATEMENT OF INFORMATION

1/15 SHIELS COURT, WEST WODONGA, VIC

PREPARED BY KRISTY BLAIR, SELL BUY RENT

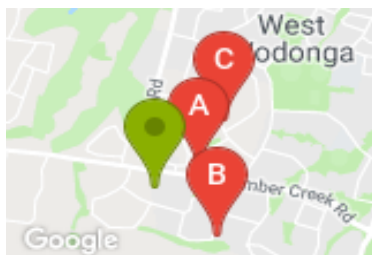
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1/15 SHIELDS COURT, WEST WODONGA,****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$280,000 to \$300,000**

Provided by: Kristy Blair, Sell Buy Rent

MEDIAN SALE PRICE

**WEST WODONGA, VIC, 3690****Suburb Median Sale Price (House)****\$322,500**

01 January 2018 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**3 KINGSBURY CRT, WEST WODONGA, VIC****Sale Price****\$295,000**

Sale Date: 15/03/2018

Distance from Property: 329m

**10 MCCULLOCH CRES, WEST WODONGA, VIC****Sale Price****\$300,000**

Sale Date: 27/03/2018

Distance from Property: 550m

**32 KINGFISHER DR, WEST WODONGA, VIC****Sale Price****\$315,000**

Sale Date: 13/04/2018

Distance from Property: 663m

This report has been compiled on 12/09/2018 by Sell Buy Rent. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/15 SHIELS COURT, WEST WODONGA, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$280,000 to \$300,000

Median sale price

Median price

\$322,500

House

☒

Unit

☐

Suburb

WEST WODONGA

Period

01 January 2018 to 30 June 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 KINGSBURY CRT, WEST WODONGA, VIC 3690	\$295,000	15/03/2018
10 MCCULLOCH CRES, WEST WODONGA, VIC 3690	\$300,000	27/03/2018
32 KINGFISHER DR, WEST WODONGA, VIC 3690	\$315,000	13/04/2018