

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 OMEARA STREET, WODONGA, VIC

3 2 2

Indicative Selling Price

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

315,000 to 330,000

Provided by: Heidi Bourke, Sellbuyrent

SUBURB MEDIAN



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$320,000

01 April 2016 to 31 March 2017

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.



58 VICTORIA CROSS PDE, WODONGA, VIC

3 2 2

Sale Price

\$323,000

Sale Date: 09/03/2017

Distance from Property: 94m



24 VICTORIA CROSS PDE, WODONGA, VIC

3 2 2

Sale Price

\$309,000

Sale Date: 19/01/2017

Distance from Property: 284m



21 OMEARA ST, WODONGA, VIC 3690

4 2 2

Sale Price

\$326,000

Sale Date: 09/02/2017

Distance from Property: 96m



This report has been compiled on 08/06/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

28 OMEARA STREET, WODONGA, VIC 3690

Indicative selling price

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

Single Price / Range

315,000 to 330,000

Median sale price

Median price

\$320,000

House

X

Unit

Suburb

WODONGA

Period

01 April 2016 to 31 March 2017

Source



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
58 VICTORIA CROSS PDE, WODONGA, VIC 3690	\$323,000	09/03/2017
24 VICTORIA CROSS PDE, WODONGA, VIC 3690	\$309,000	19/01/2017
21 OMEARA ST, WODONGA, VIC 3690	\$326,000	09/02/2017