

STATEMENT OF INFORMATION

19 INNISBROOK AVENUE, WEST WODONGA, VIC 3690

PREPARED BY TIAGO NEVES, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 INNISBROOK AVENUE, WEST

4 2 2

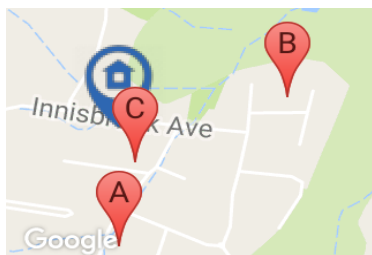
Indicative Selling Price

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

\$370,000 to \$400,000

Provided by: Tiago Neves, First National Bonnici & Associates

SUBURB MEDIAN



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,000

01 April 2016 to 31 March 2017

Provided by:

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.



13 WILLOUGHBY AVE, WEST WODONGA, VIC

3 2 2

Sale Price

\$379,000

Sale Date: 22/11/2016

Distance from Property: 214m



3 NEDLANDS CL, WEST WODONGA, VIC 3690

4 2 2

Sale Price

\$375,000

Sale Date: 09/02/2017

Distance from Property: 287m



6 WILLOUGHBY AVE, WEST WODONGA, VIC

3 2 4

Sale Price

\$385,000

Sale Date: 02/02/2017

Distance from Property: 66m



This report has been compiled on 18/05/2017 by First National Bonnici & Associates. 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

19 INNISBROOK AVENUE, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price / Range

\$370,000 to \$400,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

WEST 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
13 WILLOUGHBY AVE, WEST WODONGA, VIC 3690	\$379,000	22/11/2016
3 NEDLANDS CL, WEST WODONGA, VIC 3690	\$375,000	09/02/2017
6 WILLOUGHBY AVE, WEST WODONGA, VIC 3690	\$385,000	02/02/2017