





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 35 GAYVIEW DRIVE, WEST WODONGA,







**Indicative Selling Price** 

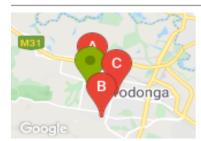
For the meaning of this price see consumer.vic.au/underquoting

\$369,000

Single Price:

Provided by: Joshua Hill, Professionals Wodonga

### **MEDIAN SALE PRICE**



## **WEST WODONGA, VIC, 3690**

**Suburb Median Sale Price (House)** 

\$364,000

01 July 2019 to 30 June 2020

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.



1 KOETONG CRES, WEST WODONGA, VIC 3690 🕮 3 🕒 1







Sale Price \$365,000

Sale Date: 06/12/2019

Distance from Property: 796m





33 MCMAHON PL, WEST WODONGA, VIC 3690 🕮 3 🕒 2







Sale Price \$370,000

Sale Date: 09/12/2019

Distance from Property: 1.7km





6 ROSELAND RD, WODONGA, VIC 3690









Sale Price

\$347,500

Sale Date: 21/01/2020

Distance from Property: 1.5km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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.

	Pro	perty	offere	ed for
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	Add	ress
Including	suburb	and

35 GAYVIEW DRIVE, WEST WODONGA, VIC 3690

### Indicative selling price

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

Single Price:	\$369,000

### Median sale price

Median price	\$364,000	Property type	Vacant Land	Suburb	WEST WODONGA
Period	01 July 2019 to 30 June 2020		Source	pricefinder	

#### 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	Price	Date of sale
1 KOETONG CRES, WEST WODONGA, VIC 3690	\$365,000	06/12/2019
33 MCMAHON PL, WEST WODONGA, VIC 3690	\$370,000	09/12/2019
6 ROSELAND RD, WODONGA, VIC 3690	\$347,500	21/01/2020

This Statement of Information was prepared

28/08/2020

