





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



136 DRAGE ROAD, WEST WODONGA,







Indicative Selling Price

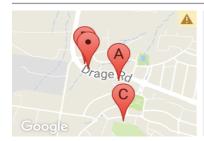
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$445.000

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$330,000

01 April 2017 to 31 March 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.



4 BEL-AIR ST, WEST WODONGA, VIC 3690







Sale Price

\$570,000

Sale Date: 08/03/2017

Distance from Property: 220m





140 DRAGE RD, WEST WODONGA, VIC







Sale Price

\$395,000

Sale Date: 14/09/2016

Distance from Property: 44m





5 INVERNESS ST, WEST WODONGA, VIC







Sale Price

\$410,000

Sale Date: 10/03/2017

Distance from Property: 448m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Pr	O.	perty	offer	ed for
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Address Including suburb and	136 DRAGE ROAD, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:	\$445,000
Single Price:	\$445,000

Median sale price

Median price	\$330,000	House	Χ	Unit	Suburb	WEST WODONGA
Period	01 April 2017 to 31 March 2018		Source	p	ricefinder	

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
4 BEL-AIR ST, WEST WODONGA, VIC 3690	\$570,000	08/03/2017
140 DRAGE RD, WEST WODONGA, VIC 3690	\$395,000	14/09/2016
5 INVERNESS ST, WEST WODONGA, VIC 3690	\$410,000	10/03/2017