

STATEMENT OF INFORMATION

136 DRAGE ROAD, WEST WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



136 DRAGE ROAD, WEST WODONGA,

5 2 2

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

5 2 8

Sale Price

\$570,000

Sale Date: 08/03/2017

Distance from Property: 220m



140 DRAGE RD, WEST WODONGA, VIC

4 2 2

Sale Price

\$395,000

Sale Date: 14/09/2016

Distance from Property: 44m



5 INVERNESS ST, WEST WODONGA, VIC

3 2 2

Sale Price

\$410,000

Sale Date: 10/03/2017

Distance from Property: 448m



This report has been compiled on 15/05/2018 by First National Bonnici & Associates. 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

Property offered for

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

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

WEST WODONGA

Period

01 April 2017 to 31 March 2018

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	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