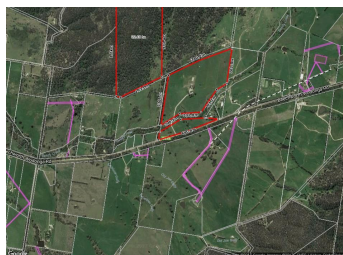




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1395 BEECHWORTH-WODONGA ROAD,

3 1 2

Indicative Selling Price

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

Price Range: \$200,000 to \$220,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



WOORAGEE, VIC, 3747

Suburb Median Sale Price (Vacant Land)

\$287,000

01 July 2016 to 30 June 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.



267 FANNING LANE, WOORAGEE, VIC 3747

- - -

Sale Price

\$287,000

Sale Date: 25/10/2016

Distance from Property: 2.6km



BACK CREEK RD, YACKANDANDAH, VIC 3749

- - -

Sale Price

\$275,000

Sale Date: 13/09/2016

Distance from Property: 8.6km



BACK CREEK RD, YACKANDANDAH, VIC 3749

- - -

Sale Price

\$280,000

Sale Date: 10/10/2016

Distance from Property: 8.9km



This report has been compiled on 01/09/2017 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

1395 BEECHWORTH-WODONGA ROAD, WOORAGEE, VIC 3747

Indicative selling price

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

Price Range:

\$200,000 to \$220,000

Median sale price

Median price

\$287,000

House

Unit

Suburb

WOORAGEE

Period

01 July 2016 to 30 June 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
267 FANNING LANE, WOORAGEE, VIC 3747	\$287,000	25/10/2016
BACK CREEK RD, YACKANDANDAH, VIC 3749	\$275,000	13/09/2016
BACK CREEK RD, YACKANDANDAH, VIC 3749	\$280,000	10/10/2016