



Bonnici &
Associates



STATEMENT OF INFORMATION

15 EMERALD AVENUE, WEST WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 EMERALD AVENUE, WEST WODONGA,  **3**  **2**  **2**

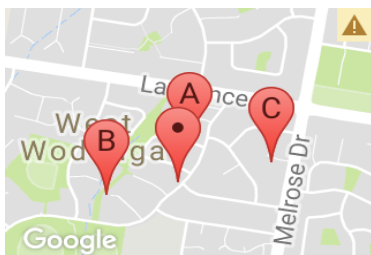
Indicative Selling Price

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

Price Range:

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$316,000

01 July 2016 to 30 June 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.



3 SAPPHIRE CCT, WEST WODONGA, VIC 3690  **3**  **2**  **4**

Sale Price

\$317,000

Sale Date: 19/06/2017

Distance from Property: 133m



3 GRACE CRT, WEST WODONGA, VIC 3690  **3**  **2**  **2**

Sale Price

\$340,000

Sale Date: 18/10/2016

Distance from Property: 244m



2 OPAL CRT, WEST WODONGA, VIC 3690  **3**  **2**  **2**

Sale Price

\$333,000

Sale Date: 29/08/2016

Distance from Property: 318m



This report has been compiled on 20/09/2017 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

15 EMERALD AVENUE, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range:

Median sale price

Median price

\$316,000

House

X

Unit

Suburb

WEST WODONGA

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
3 SAPPHIRE CCT, WEST WODONGA, VIC 3690	\$317,000	19/06/2017
3 GRACE CRT, WEST WODONGA, VIC 3690	\$340,000	18/10/2016
2 OPAL CRT, WEST WODONGA, VIC 3690	\$333,000	29/08/2016