

# STATEMENT OF INFORMATION

42 LONDON ROAD, WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &  
Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 42 LONDON ROAD, WODONGA, VIC

3 1 1

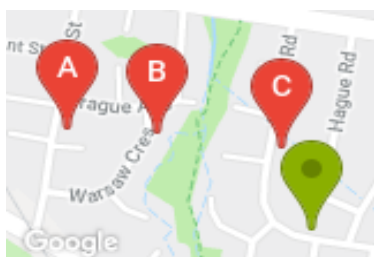
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$245,000**

Provided by: Jake Spargo, First National Bonnici & Associates

## MEDIAN SALE PRICE



### WODONGA, VIC, 3690

Suburb Median Sale Price (House)

**\$337,000**

01 July 2018 to 30 June 2019

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.



### 114 WIGG ST, WODONGA, VIC 3690

3 1 1

Sale Price

**\$245,000**

Sale Date: 18/04/2019

Distance from Property: 447m



### 2 WARSAW CRES, WODONGA, VIC 3690

3 1 1

Sale Price

**\$233,000**

Sale Date: 25/10/2018

Distance from Property: 312m



### 22 LONDON RD, WODONGA, VIC 3690

4 1 1

Sale Price

**\$260,000**

Sale Date: 22/08/2018

Distance from Property: 159m



This report has been compiled on 27/08/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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

**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.

### Property offered for

Address  
Including suburb and

42 LONDON ROAD, WODONGA, VIC 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$245,000

### Median sale price

Median price

\$337,000

House

Unit

Suburb

WODONGA

Period

01 July 2018 to 30 June 2019

Source

 pricfinder

### 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

Address of comparable	Price	Date of sale
114 WIGG ST, WODONGA, VIC 3690	\$245,000	18/04/2019
2 WARSAW CRES, WODONGA, VIC 3690	\$233,000	25/10/2018
22 LONDON RD, WODONGA, VIC 3690	\$260,000	22/08/2018