

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41-55 WILSON ROAD, WANGARATTA, VIC  3  1  2

Indicative Selling Price

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

Single Price: **\$155,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (Vacant Land)

\$141,000

01 October 2016 to 30 September 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.



2 ALBERT CRT, WANGARATTA, VIC 3677  4  2  2

Sale Price

\$155,000

Sale Date: 12/01/2017

Distance from Property: 2km



49 ARLINGTON PARK AVE, WANGARATTA, VIC  -  -  -

Sale Price

\$180,000

Sale Date: 23/10/2016

Distance from Property: 4.4km



13 GARFISH CRT, WANGARATTA, VIC 3677  4  2  2

Sale Price

\$186,500

Sale Date: 07/01/2017

Distance from Property: 2.5km



This report has been compiled on 07/12/2017 by Garry Nash & Co.. 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

41-55 WILSON ROAD, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$155,000

Median sale price

Median price

\$141,000

House

Unit

Suburb

WANGARATTA

Period

01 October 2016 to 30 September
2017

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 property	Price	Date of sale
2 ALBERT CRT, WANGARATTA, VIC 3677	\$155,000	12/01/2017
49 ARLINGTON PARK AVE, WANGARATTA, VIC 3677	\$180,000	23/10/2016
13 GARFISH CRT, WANGARATTA, VIC 3677	\$186,500	07/01/2017