



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 BOORHAMAN ROAD, NORTH

4 2 2

Indicative Selling Price

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

Single Price: **\$625,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



NORTH WANGARATTA, VIC, 3678

Suburb Median Sale Price (House)

\$650,000

01 January 2017 to 31 December 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.



11 MORRISON CRT, NORTH WANGARATTA,

4 2 6

Sale Price

****\$640,000**

Sale Date: 05/02/2018

Distance from Property: 260m



19 GROSSMAN DR, NORTH WANGARATTA,

4 - -

Sale Price

\$650,000

Sale Date: 23/03/2017

Distance from Property: 435m



5 ALEXANDER CRT, WANGARATTA, VIC 3677

4 1 2

Sale Price

\$580,000

Sale Date: 07/11/2017

Distance from Property: 4.8km



This report has been compiled on 13/03/2018 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 1980

Property offered for sale

Address
Including suburb and
postcode

61 BOORHAMAN ROAD, NORTH WANGARATTA, VIC 3678

Indicative selling price

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

Single Price:

\$625,000

Median sale price

Median price

\$650,000

House

Unit

Suburb

NORTH
WANGARATTA

Period

01 January 2017 to 31 December
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
11 MORRISON CRT, NORTH WANGARATTA, VIC 3678	**\$640,000	05/02/2018
19 GROSSMAN DR, NORTH WANGARATTA, VIC 3678	\$650,000	23/03/2017
5 ALEXANDER CRT, WANGARATTA, VIC 3677	\$580,000	07/11/2017