

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/59 MURDOCH ROAD, WANGARATTA,

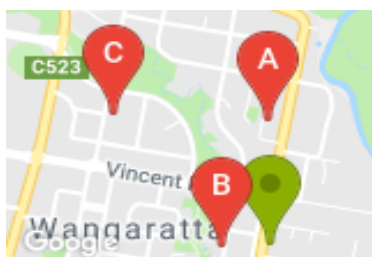
 2  1  1

Indicative Selling Price

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

Single Price: **\$220,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$289,000

01 July 2017 to 30 June 2018

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.



10/6 PHILLIPS ST, WANGARATTA, VIC 3677

 2  1  1

Sale Price

\$196,000

Sale Date: 01/03/2018

Distance from Property: 451m



13 VALDORIS AVE, WANGARATTA, VIC 3677

 2  1  1

Sale Price

\$180,000

Sale Date: 01/11/2017

Distance from Property: 161m



20 PERRY ST, WANGARATTA, VIC 3677

 2  1  1

Sale Price

***\$207,000**

Sale Date: 30/07/2018

Distance from Property: 703m



This report has been compiled on 01/08/2018 by Garry Nash & Co.. 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

1/59 MURDOCH ROAD, WANGARATTA, VIC

Indicative selling price

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

Single Price:

\$220,000

Median sale price

Median price

\$289,000

House

Unit

Suburb

WANGARATTA

Period

01 July 2017 to 30 June 2018

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
10/6 PHILLIPS ST, WANGARATTA, VIC 3677	\$196,000	01/03/2018
13 VALDORIS AVE, WANGARATTA, VIC 3677	\$180,000	01/11/2017
20 PERRY ST, WANGARATTA, VIC 3677	*\$207,000	30/07/2018