

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9/8 GAYER AVENUE, WANGARATTA, VIC**

 2  1  1

Indicative Selling Price

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

Single Price: **\$179,000**

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

Suburb Median Sale Price (Unit)

**\$188,000**

01 January 2017 to 31 December 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.



**2/81 MURDOCH RD, WANGARATTA, VIC 3677**

 2  1  1

Sale Price

**\*\$165,000**

Sale Date: 11/01/2018

Distance from Property: 496m



**4/1 MOORE ST, WANGARATTA, VIC 3677**

 2  1  1

Sale Price

**\$152,500**

Sale Date: 04/08/2017

Distance from Property: 772m



**2/36 OVENS ST, WANGARATTA, VIC 3677**

 2  1  1

Sale Price

**\$169,000**

Sale Date: 19/05/2017

Distance from Property: 1.1km



This report has been compiled on 19/03/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - [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 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9/8 GAYER AVENUE, WANGARATTA, VIC 3677

### Indicative selling price

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

Single Price:

\$179,000

### Median sale price

Median price

\$188,000

House

Unit

X

Suburb

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
2/81 MURDOCH RD, WANGARATTA, VIC 3677	*\$165,000	11/01/2018
4/1 MOORE ST, WANGARATTA, VIC 3677	\$152,500	04/08/2017
2/36 OVENS ST, WANGARATTA, VIC 3677	\$169,000	19/05/2017