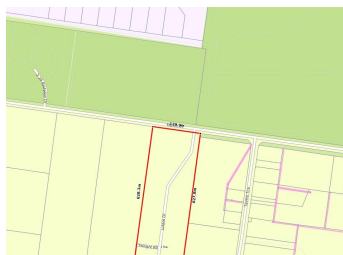


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55-65 MASON STREET, WANGARATTA,



Indicative Selling Price

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

Single Price: \$169,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

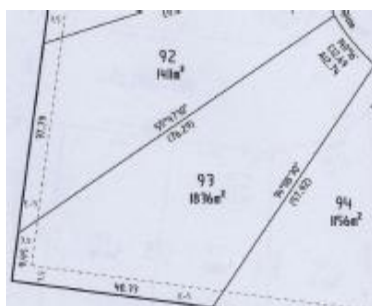
\$267,000

01 October 2016 to 30 September 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.



45 ARLINGTON PARK AVE, WANGARATTA, VIC



Sale Price

\$190,000

Sale Date: 11/07/2016

Distance from Property: 3.9km



17 MACQUARIE CRT, WANGARATTA, VIC 3677



Sale Price

\$195,000

Sale Date: 29/11/2016

Distance from Property: 4.9km



13 GARFISH CRT, WANGARATTA, VIC 3677



Sale Price

\$186,500

Sale Date: 07/01/2017

Distance from Property: 2.6km



This report has been compiled on 28/11/2017 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

55-65 MASON STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$169,000

Median sale price

Median price

\$267,000

House

Unit

Suburb

WANGARATTA

Period

01 October 2016 to 30 September 2017

Source



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
45 ARLINGTON PARK AVE, WANGARATTA, VIC 3677	\$190,000	11/07/2016
17 MACQUARIE CRT, WANGARATTA, VIC 3677	\$195,000	29/11/2016
13 GARFISH CRT, WANGARATTA, VIC 3677	\$186,500	07/01/2017