

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 CAVANAGH STREET, WANGARATTA,

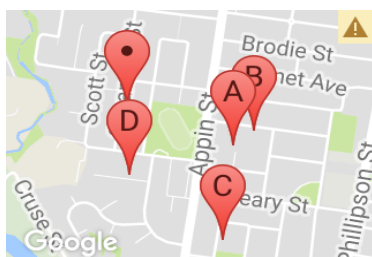
 4  2  1

Indicative Selling Price

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

Single Price: **\$285,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$279,000

01 July 2016 to 30 June 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.



9 MOIRA CRT, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$250,000

Sale Date: 27/02/2017

Distance from Property: 381m



27 IRWIN AVE, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$266,000

Sale Date: 26/10/2016

Distance from Property: 430m



16 HINCHLEY ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$249,500

Sale Date: 16/08/2016

Distance from Property: 586m



This report has been compiled on 21/07/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8 HOGAN ST, WANGARATTA, VIC 3677

 **3**  **1**  **2**

Sale Price
\$272,000

Sale Date: 11/07/2016

Distance from Property: 253m



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

14 CAVANAGH STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price: \$285,000

Median sale price

Median price \$279,000

House

Unit

Suburb

WANGARATTA

Period 01 July 2016 to 30 June 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
9 MOIRA CRT, WANGARATTA, VIC 3677	\$250,000	27/02/2017
27 IRWIN AVE, WANGARATTA, VIC 3677	\$266,000	26/10/2016
16 HINCHLEY ST, WANGARATTA, VIC 3677	\$249,500	16/08/2016
8 HOGAN ST, WANGARATTA, VIC 3677	\$272,000	11/07/2016