

STATEMENT OF INFORMATION

6 GUNTHER STREET, WANGARATTA, VIC 3677

PREPARED BY SHARA KNOBEL, DISTRICT PROPERTY GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 GUNTHER STREET, WANGARATTA, VIC 3 1 1

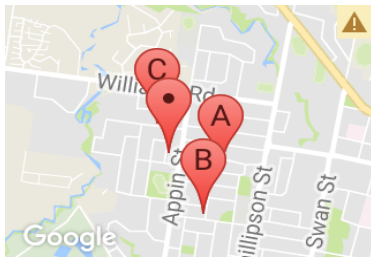
Indicative Selling Price

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

Price Range: 240,000 to 255,000

Provided by: Shara Knobel, District Property Group

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$275,000

01 July 2016 to 30 June 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.



16 SHIEL ST, WANGARATTA, VIC 3677 3 1 1

Sale Price

***\$238,000**

Sale Date: 24/08/2017

Distance from Property: 363m



3 LANGTREE AVE, WANGARATTA, VIC 3677 3 1 2

Sale Price

***\$258,000**

Sale Date: 07/08/2017

Distance from Property: 499m



14 ESMOND ST, WANGARATTA, VIC 3677 3 1 2

Sale Price

***\$205,000**

Sale Date: 27/07/2017

Distance from Property: 232m



This report has been compiled on 17/09/2017 by District Property Group. 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

6 GUNTHER STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Price Range: 240,000 to 255,000

Median sale price

Median price \$275,000

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
16 SHIEL ST, WANGARATTA, VIC 3677	*\$238,000	24/08/2017
3 LANGTREE AVE, WANGARATTA, VIC 3677	*\$258,000	07/08/2017
14 ESMOND ST, WANGARATTA, VIC 3677	*\$205,000	27/07/2017