

STATEMENT OF INFORMATION

19 HUNTINGDALE PLACE, WALDARA, VIC 3678

PREPARED BY GARRY NASH & CO., 23 BAKER STREET WANGARATTA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 HUNTINGDALE PLACE, WALDARA, VIC  4  2  2

Indicative Selling Price

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

Single Price: **\$585,000**

MEDIAN SALE PRICE



WALDARA, VIC, 3678

Suburb Median Sale Price (House)

\$480,000

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.



24 PENNSYLVANIA DR, WANGARATTA, VIC  4  2  2

Sale Price

\$579,000

Sale Date: 14/03/2017

Distance from Property: 395m



43 USSHERS DR, WALDARA, VIC 3678  4  2  1

Sale Price

\$600,000

Sale Date: 07/04/2016

Distance from Property: 1.2km



483 REITH RD, WANGARATTA, VIC 3677  4  3  4

Sale Price

\$533,500

Sale Date: 02/09/2016

Distance from Property: 2.7km



This report has been compiled on 15/09/2017 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

19 HUNTINGDALE PLACE, WALDARA, VIC 3678

Indicative selling price

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

Single Price:

\$585,000

Median sale price

Median price

\$480,000

House

Unit

Suburb

WALDARA

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
24 PENNSYLVANIA DR, WANGARATTA, VIC 3677	\$579,000	14/03/2017
43 USSHERS DR, WALDARA, VIC 3678	\$600,000	07/04/2016
483 REITH RD, WANGARATTA, VIC 3677	\$533,500	02/09/2016