

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



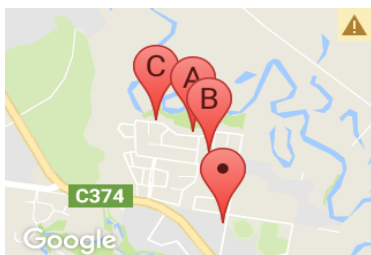
201 PHILLIPSON STREET, WANGARATTA,  5  2  2

Indicative Selling Price

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

Single Price: **\$650,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$270,000

01 October 2016 to 30 September 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.



32 CAMBRIDGE DR, WANGARATTA, VIC 3677  3  2  3

Sale Price

\$647,500

Sale Date: 09/03/2017

Distance from Property: 697m



14 YALE CRT, WANGARATTA, VIC 3677  6  3  4

Sale Price

Price Withheld

Sale Date: 14/08/2017

Distance from Property: 523m



60 CAMBRIDGE DR, WANGARATTA, VIC 3677  4  2  3

Sale Price

Price Withheld

Sale Date: 06/08/2017

Distance from Property: 874m



This report has been compiled on 26/10/2017 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

201 PHILLIPSON STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$650,000

Median sale price

Median price

\$270,000

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
32 CAMBRIDGE DR, WANGARATTA, VIC 3677	\$647,500	09/03/2017
14 YALE CRT, WANGARATTA, VIC 3677	Price Withheld	14/08/2017
60 CAMBRIDGE DR, WANGARATTA, VIC 3677	Price Withheld	06/08/2017