

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 FRANKLIN STREET, WANGARATTA,**

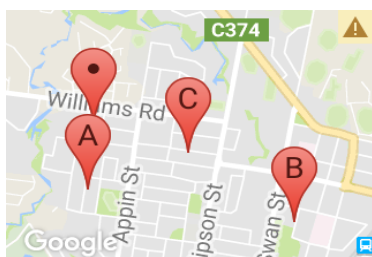
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### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$309,000**

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

Suburb Median Sale Price (House)

**\$279,000**

01 April 2017 to 31 March 2018

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.



**14 CAVANAGH ST, WANGARATTA, VIC**

 4  2  1

Sale Price

**\*\$281,500**

Sale Date: 14/03/2018

Distance from Property: 487m



**13 CLARK ST, WANGARATTA, VIC 3677**

 4  1  1

Sale Price

**\*\*\$277,000**

Sale Date: 09/03/2018

Distance from Property: 1.5km



**17 TAYLOR ST, WANGARATTA, VIC 3677**

 4  2  1

Sale Price

**\$289,000**

Sale Date: 22/01/2018

Distance from Property: 666m



This report has been compiled on 27/04/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

22 FRANKLIN STREET, WANGARATTA, VIC 3677

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$309,000

Median sale price

Median price

\$279,000

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

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
14 CAVANAGH ST, WANGARATTA, VIC 3677	*\$281,500	14/03/2018
13 CLARK ST, WANGARATTA, VIC 3677	**\$277,000	09/03/2018
17 TAYLOR ST, WANGARATTA, VIC 3677	\$289,000	22/01/2018