

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Medowra Avenue Wangaratta VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,000

Property type

House

Suburb

Wangaratta

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

51 Williams Road Wangaratta VIC 3677	\$670,000	17-Mar-21
209 Phillipson Street Wangaratta VIC 3677	\$699,000	30-Jun-21
48 Franklin Street Wangaratta VIC 3677	\$708,000	07-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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51 Williams Road Wangaratta VIC 3677

4 2 2

Sold Price

\$670,000

Sold Date

17-Mar-21

Distance

1.38km



209 Phillipson Street Wangaratta VIC 3677

3 - -

Sold Price

\$699,000

Sold Date

30-Jun-21

Distance

2.33km



48 Franklin Street Wangaratta VIC 3677

6 3 2

Sold Price

^{RS} **\$708,000** ^{UN}

Sold Date

07-Feb-22

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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