

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 TAYLOR STREET, WANGARATTA, VIC**

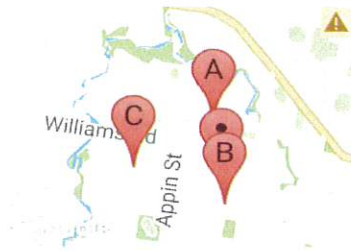
 4  2  -

Indicative Selling Price

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

Price Range:

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

Suburb Median Sale Price (House)

**\$279,000**

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.



**36 NOONAN ST, WANGARATTA, VIC 3677**

 4  2  5

Sale Price

**\*\$319,000**

Sale Date: 14/06/2017

Distance from Property: 459m



**18 GARNET AVE, WANGARATTA, VIC 3677**

 3  1  3

Sale Price

**\$260,000**

Sale Date: 19/05/2017

Distance from Property: 185m



**22 ESMOND ST, WANGARATTA, VIC 3677**

 3  1  -

Sale Price

**\$265,000**

Sale Date: 24/02/2017

Distance from Property: 624m



This report has been compiled on 11/07/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [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

17 TAYLOR 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)

Price Range:

### Median sale price

Median price

\$279,000

House

☒

Unit

Suburb

WANGARATTA

Period

01 July 2016 to 30 June 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
36 NOONAN ST, WANGARATTA, VIC 3677	*\$319,000	14/06/2017
18 GARNET AVE, WANGARATTA, VIC 3677	\$260,000	19/05/2017
22 ESMOND ST, WANGARATTA, VIC 3677	\$265,000	24/02/2017