

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

6 MAGNOLIA TERRACE 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

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Wangaratta

Period-from

01 Jan 2023

to

31 Dec 2023

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

7 WISTERIA PARADE WANGARATTA VIC 3677	\$628,000	12-Sep-22
45 SILVER WATTLE DRIVE WANGARATTA VIC 3677	-	24-Oct-23
8 MAGNOLIA TERRACE WANGARATTA VIC 3677	\$670,000	10-Jun-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.

This Statement of Information was prepared on: 25 January 2024


**7 WISTERIA PARADE
WANGARATTA VIC 3677**

3 2 2

Sold Price **\$628,000** Sold Date **12-Sep-22**

Distance **0.05km**

**45 SILVER WATTLE DRIVE
WANGARATTA VIC 3677**

4 2 2

Sold Price ^{RS} ^{UN} Sold Date **24-Oct-23**

Distance **0.46km**

**8 MAGNOLIA TERRACE
WANGARATTA VIC 3677**

4 2 2

Sold Price **\$670,000** Sold Date **10-Jun-22**

Distance **0.02km**
RS = Recent sale

UN = Undisclosed Sale

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