# 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

<b>293 TONE</b>	ROAD	WANGARATTA	VIC 3677
200 10112	1.07.0		

### Indicative selling price

Period-from

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

Single Price		or rang betwee	້ ລ. 14 ປ ປ ປ ປ	&	\$370,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$520,550	Property type	House	Suburb	Wangaratta

30 Apr 2023

Source

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

01 May 2022

**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.

to

Address of comparable property	Price	Date of sale
25 HIGGINS STREET WANGARATTA VIC 3677	\$335,000	30-May-22
1-3 PROVIS STREET WANGARATTA VIC 3677	\$380,000	22-Feb-22
5 MANLEY CRESCENT WANGARATTA VIC 3677	\$330,000	08-Sep-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: 01 May 2023



Corelogic

consumer.vic.gov.au

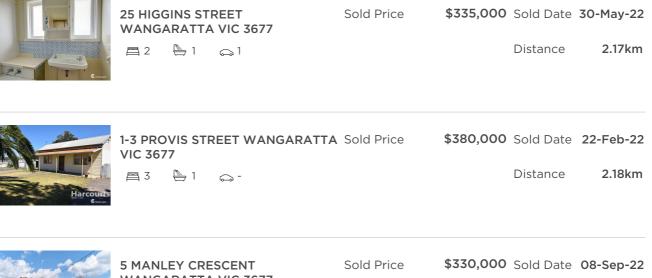
Nutrien Harcourts

Distance

2.22km

Marni McKenzie

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WANGARATTA VIC 3677 $\square$  3 $\square$  1 $\square$  2

RS = Recent sale UN = Undisclosed Sale

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