

## **STATEMENT OF INFORMATION**

33 JORDYN TERRACE, WANGARATTA, VIC 3677

PREPARED BY GARRY NASH & CO., 23 BAKER STREET WANGARATTA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**33 JORDYN TERRACE, WANGARATTA,**

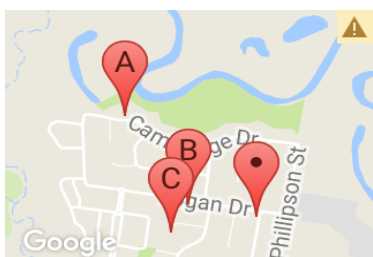
 4  3  4

**Indicative Selling Price**

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

**Single Price: \$560,000**

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

**Suburb Median Sale Price (House)**

**\$274,750**

01 October 2016 to 30 September 2017

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.



**60 CAMBRIDGE DR, WANGARATTA, VIC**

 4  2  3

**Sale Price**

**Price Withheld**

Sale Date: 06/08/2017

Distance from Property: 574m



**11 LOGAN DR, WANGARATTA, VIC 3677**

 4  2  3

**Sale Price**

**\$470,000**

Sale Date: 26/04/2017

Distance from Property: 231m



**9 LATROBE CRT, WANGARATTA, VIC 3677**

 4  2  4

**Sale Price**

**\$550,000**

Sale Date: 23/11/2016

Distance from Property: 290m



This report has been compiled on 09/10/2017 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

33 JORDYN TERRACE, 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:

\$560,000

Median sale price

Median price

\$274,750

House

X

Unit


Suburb

WANGARATTA

Period

01 October 2016 to 30 September 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
60 CAMBRIDGE DR, WANGARATTA, VIC 3677	Price Withheld	06/08/2017
11 LOGAN DR, WANGARATTA, VIC 3677	\$470,000	26/04/2017
9 LATROBE CRT, WANGARATTA, VIC 3677	\$550,000	23/11/2016