

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/20 LANGLANDS STREET,

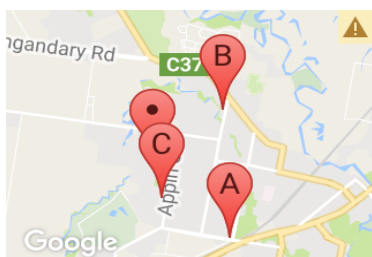
 2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$196,000

SUBURB MEDIAN



WANGARATTA, VIC, 3677

Suburb Median Sale Price (Unit)

\$208,500

01 April 2016 to 31 March 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.



3/1 SWAN ST, WANGARATTA, VIC 3677

 2  1  1

Sale Price

\$195,000

Sale Date: 20/02/2017

Distance from Property: 1.5km



1/159 PHILLIPSON ST, WANGARATTA, VIC

 2  1  1

Sale Price

\$196,000

Sale Date: 28/11/2016

Distance from Property: 1.2km



1 TEAGUE ST, WANGARATTA, VIC 3677

 2  1  1

Sale Price

\$172,000

Sale Date: 18/10/2016

Distance from Property: 501m



This report has been compiled on 02/06/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - 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

1/20 LANGLANDS STREET, WANGARATTA, VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$196,000

Median sale price

Median price

\$208,500

House

Unit

X


Suburb

WANGARATTA

Period

01 April 2016 to 31 March 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
3/1 SWAN ST, WANGARATTA, VIC 3677	\$195,000	20/02/2017
1/159 PHILLIPSON ST, WANGARATTA, VIC 3677	\$196,000	28/11/2016
1 TEAGUE ST, WANGARATTA, VIC 3677	\$172,000	18/10/2016