

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 HIGGINS STREET, WANGARATTA, VIC

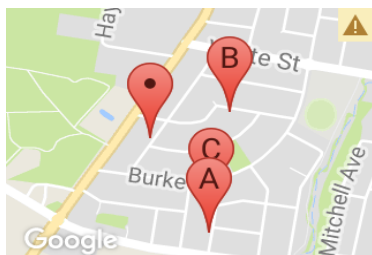
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Indicative Selling Price

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

Single Price: \$169,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$279,000

01 April 2017 to 31 March 2018

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.



34 BATCHELOR CRES, WANGARATTA, VIC

 2  1  1

Sale Price

\$168,800

Sale Date: 01/05/2017

Distance from Property: 396m



32 IRVING ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$173,000

Sale Date: 01/09/2017

Distance from Property: 282m



20 BATCHELOR CRES, WANGARATTA, VIC

 3  1  1

Sale Price

\$175,000

Sale Date: 22/05/2017

Distance from Property: 310m



This report has been compiled on 20/04/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - 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

32 HIGGINS STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$169,000

Median sale price

Median price

\$279,000

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

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
34 BATCHELOR CRES, WANGARATTA, VIC 3677	\$168,800	01/05/2017
32 IRVING ST, WANGARATTA, VIC 3677	\$173,000	01/09/2017
20 BATCHELOR CRES, WANGARATTA, VIC 3677	\$175,000	22/05/2017