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

11 Tilson Grove 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	\$325,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$320,000	Prop	erty type	House		Suburb	Wangaratta
Period-from	01 May 2019	to	30 Apr 2	2020	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
49 Donald Street Wangaratta VIC 3677	\$328,000	06-Feb-20
65 Docker Street Wangaratta VIC 3677	\$320,000	22-Oct-19
31 Perry Street Wangaratta VIC 3677	\$325,000	04-Mar-20

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: 22 May 2020





Sales Team

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49 Donald Street Wangaratta VIC 3677

Sold Price

\$328,000 Sold Date 06-Feb-20

Distance

0.85km



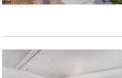
65 Docker Street Wangaratta VIC 3677

\$ 2

Sold Price

\$320,000 Sold Date 22-Oct-19

Distance 1.43km



31 Perry Street Wangaratta VIC

Sold Price

\$325,000 Sold Date 04-Mar-20

Distance

1.94km

3677

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RS = Recent sale

UN = Undisclosed Sale

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