

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MONTGOMERY COURT, WANGARATTA,  3  1  2

Indicative Selling Price

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

Single Price: **\$291,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$289,000

01 July 2017 to 30 June 2018

Provided by:  **pricefinder**

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.



25 THOMAS WEDGE DR, WANGARATTA, VIC  3  1  1

Sale Price

\$277,000

Sale Date: 09/10/2017

Distance from Property: 887m



15 JOYCE WAY, WANGARATTA, VIC 3677  3  2  1

Sale Price

\$252,500

Sale Date: 28/02/2018

Distance from Property: 241m



73 MURDOCH RD, WANGARATTA, VIC 3677  3  1  4

Sale Price

\$260,000

Sale Date: 02/08/2017

Distance from Property: 1.4km



This report has been compiled on 03/08/2018 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

7 MONTGOMERY COURT, WANGARATTA, VIC

Indicative selling price

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

Single Price:

\$291,000

Median sale price

Median price

\$289,000

House

X

Unit


Suburb

WANGARATTA

Period

01 July 2017 to 30 June 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
25 THOMAS WEDGE DR, WANGARATTA, VIC 3677	\$277,000	09/10/2017
15 JOYCE WAY, WANGARATTA, VIC 3677	\$252,500	28/02/2018
73 MURDOCH RD, WANGARATTA, VIC 3677	\$260,000	02/08/2017