

## **STATEMENT OF INFORMATION**

### Section 47AF of the Estate Agents Act 1980



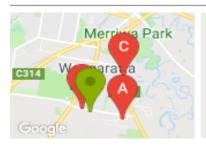
## 7 MONTGOMERY COURT, WANGARATTA, 📇 3 🕒 1 🚓 2

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)

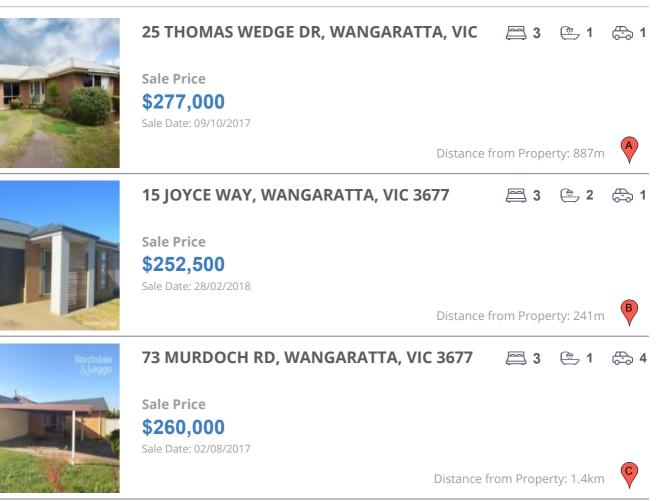
\$289,000

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.



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

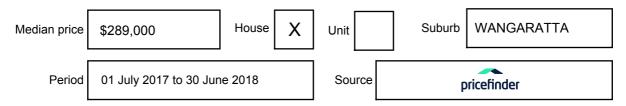
### Indicative selling price

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

Single Price:

\$291,000

### Median sale price



### **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