

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



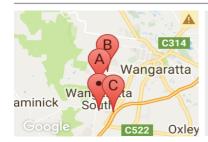
169 TAMINICK GAP ROAD, WANGARATTA 🕮 4 🕒 2 🚓 2

Indicative Selling Price

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

Single Price: \$599,000

MEDIAN SALE PRICE



WANGARATTA SOUTH, VIC, 3678

Suburb Median Sale Price (Other)

\$415,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



743 WARBY RANGE RD, WANGARATTA







Sale Price

\$555,000

Sale Date: 08/05/2017

Distance from Property: 2.9km





262 SHANLEY ST, WANGARATTA SOUTH, VIC







Sale Price

\$565,000

Sale Date: 09/10/2017

Distance from Property: 4.6km





372 GLENROWAN RD, WANGARATTA SOUTH, 🕮 5







Sale Price

\$572,000

Sale Date: 11/10/2017

Distance from Property: 1.5km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin					
Single Price:	\$599,000				

Median sale price

Median price	\$415,000	House	Unit	Suburb	WANGARATTA SOUTH
Period	01 April 2017 to 31 March 2018		Source	p	ricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
743 WARBY RANGE RD, WANGARATTA SOUTH, VIC 3678	\$555,000	08/05/2017
262 SHANLEY ST, WANGARATTA SOUTH, VIC 3678	\$565,000	09/10/2017
372 GLENROWAN RD, WANGARATTA SOUTH, VIC 3678	\$572,000	11/10/2017