

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  2  1  2

Sale Price

\$555,000

Sale Date: 08/05/2017

Distance from Property: 2.9km



262 SHANLEY ST, WANGARATTA SOUTH, VIC  3  2  2

Sale Price

\$565,000

Sale Date: 09/10/2017

Distance from Property: 4.6km



372 GLENROWAN RD, WANGARATTA SOUTH,  5  2  4

Sale Price

\$572,000

Sale Date: 11/10/2017

Distance from Property: 1.5km



This report has been compiled on 08/06/2018 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

169 TAMINICK GAP ROAD, WANGARATTA SOUTH, VIC 3678

Indicative selling price

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

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



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