

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 WENHAMS LANE, WANGARATTA, VIC



Indicative Selling Price

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

Single Price: \$389,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$280,000

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.



3 BRADBURY DR, WANGARATTA, VIC 3677



Sale Price

\$395,000

Sale Date: 15/10/2017

Distance from Property: 94m



2 MILNES CREEK DR, WANGARATTA, VIC 3677



Sale Price

\$392,500

Sale Date: 01/03/2018

Distance from Property: 164m



11 WOOLLOONA CRT, WANGARATTA, VIC 3677



Sale Price

\$380,000

Sale Date: 19/12/2017

Distance from Property: 134m



This report has been compiled on 20/06/2018 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

74 WENHAMS LANE, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$389,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

WANGARATTA

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
3 BRADBURY DR, WANGARATTA, VIC 3677	\$395,000	15/10/2017
2 MILNES CREEK DR, WANGARATTA, VIC 3677	\$392,500	01/03/2018
11 WOOLLOONA CRT, WANGARATTA, VIC 3677	\$380,000	19/12/2017