

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 WENHAMS LANE, WANGARATTA, VIC 🕮 4 🕒 2 😂 2





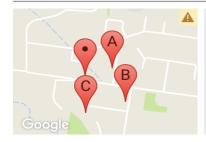


Indicative Selling Price

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 🕮 4 🕒 2







Sale Price

\$392,500

Sale Date: 01/03/2018

Distance from Property: 164m





11 WOOLOONA CRT, WANGARATTA, VIC 3677 🕮 5 🕒 2







Sale Price

\$380,000

Sale Date: 19/12/2017

Distance from Property: 134m



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