

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 MURDOCH ROAD, WANGARATTA, VIC  4  2  2

Indicative Selling Price

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

Single Price: **\$545,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$260,000

01 January 2017 to 31 December 2017

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.



25 MILNES CREEK DR, WANGARATTA, VIC  4  2  2

Sale Price

***\$490,000**

Sale Date: 20/10/2017

Distance from Property: 1.4km



44 TEMPLETON ST, WANGARATTA, VIC 3677  4  2  4

Sale Price

\$525,000

Sale Date: 23/09/2017

Distance from Property: 2.4km



102 ROWAN ST, WANGARATTA, VIC 3677  4  2  4

Sale Price

Price Withheld

Sale Date: 27/08/2017

Distance from Property: 2.5km



This report has been compiled on 05/01/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

113 MURDOCH ROAD, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price: \$545,000

Median sale price

Median price

\$260,000

House

X

Unit


Suburb

WANGARATTA

Period

01 January 2017 to 31 December 2017

Source



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 MILNES CREEK DR, WANGARATTA, VIC 3677	*\$490,000	20/10/2017
44 TEMPLETON ST, WANGARATTA, VIC 3677	\$525,000	23/09/2017
102 ROWAN ST, WANGARATTA, VIC 3677	Price Withheld	27/08/2017