

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"BALAMARA" 37 OMARU ROAD,





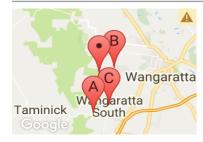


Indicative Selling Price

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

Single Price: \$775,000

MEDIAN SALE PRICE



WANGARATTA SOUTH, VIC, 3678

Suburb Median Sale Price (House)

\$487,500

01 July 2016 to 30 June 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.



344 TAMINICK GAP RD, WANGARATTA







Sale Price

\$700,000

Sale Date: 02/11/2016

Distance from Property: 4.8km





1051 WARBY RANGE RD, WANGARATTA







Sale Price

\$670,000

Sale Date: 31/08/2016

Distance from Property: 1.7km



606 WARBY RANGE RD, WANGARATTA







Sale Price

\$579,000

Sale Date: 13/08/2016

Distance from Property: 3.9km



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	"BALAMARA" 37 OMARU ROAD, WANGARATTA SOUTH, VIC 3678
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single Price:	\$775,000					

Median sale price

Median price	\$487,500	House	Unit	Suburb	WANGARATTA SOUTH	
Period	01 July 2016 to 30 June 2017		Source	F	pricefinder	

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
344 TAMINICK GAP RD, WANGARATTA SOUTH, VIC 3678	\$700,000	02/11/2016
1051 WARBY RANGE RD, WANGARATTA SOUTH, VIC 3678	\$670,000	31/08/2016
606 WARBY RANGE RD, WANGARATTA SOUTH, VIC 3678	\$579,000	13/08/2016

