

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**"BALAMARA" 37 OMARU ROAD,**

 5  2  -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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: 

## 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**

 4  -  -

**Sale Price**

**\$700,000**

Sale Date: 02/11/2016

Distance from Property: 4.8km



**1051 WARBY RANGE RD, WANGARATTA**

 3  2  4

**Sale Price**

**\$670,000**

Sale Date: 31/08/2016

Distance from Property: 1.7km



**606 WARBY RANGE RD, WANGARATTA**

 3  -  -

**Sale Price**

**\$579,000**

Sale Date: 13/08/2016

Distance from Property: 3.9km



This report has been compiled on 26/09/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$775,000

Median sale price

Median price

\$487,500

House

X

Unit


Suburb

WANGARATTA SOUTH

Period

01 July 2016 to 30 June 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
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