

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

41 CRIBBES ROAD WANGARATTA VIC 3677

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$452,500

Property type

House

Suburb

Wangaratta

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

1 RATTRAY AVENUE WANGARATTA VIC 3677	\$345,000	19-May-22
8 SHADFORTH STREET WANGARATTA VIC 3677	\$360,000	02-Feb-22
24 LAMONT STREET WANGARATTA VIC 3677	\$399,000	07-May-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 July 2022



### 1 RATTRAY AVENUE WANGARATTA VIC 3677

 3
  1
  1

Sold Price **\$345,000** Sold Date **19-May-22**

Distance -



### 8 SHADFORTH STREET WANGARATTA VIC 3677

 3
  1
  -

Sold Price **\$360,000** Sold Date **02-Feb-22**

Distance -



### 24 LAMONT STREET WANGARATTA VIC 3677

 3
  1
  1

Sold Price **\$399,000** Sold Date **07-May-22**

Distance **0.12km**



### 8 MAGNOLIA TERRACE WANGARATTA VIC 3677

 4
  2
  2

Sold Price <sup>RS</sup> **\$670,000** <sup>UN</sup> Sold Date **27-Jun-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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