

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

10 Avon Court Wangaratta VIC 3677

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

Property type

House

Suburb

Wangaratta

Period-from

01 Sep 2020

to

31 Aug 2021

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

20 Esmond Street Wangaratta VIC 3677	\$419,000	10-May-21
1 Doreen Court Wangaratta VIC 3677	\$425,000	29-Apr-21
33 Taylor Street Wangaratta VIC 3677	\$419,000	23-Feb-21

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.~~

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20 Esmond Street Wangaratta VIC
3677

Sold Price

\$419,000

Sold Date **10-May-21**

3 1 8

Distance **0.23km**



1 Doreen Court Wangaratta VIC
3677

Sold Price

\$425,000

Sold Date **29-Apr-21**

3 1 2

Distance **0.27km**



33 Taylor Street Wangaratta VIC
3677

Sold Price

\$419,000

Sold Date **23-Feb-21**

3 1 1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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