# 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

<b>84 SWAN STREET</b>	WANGARATTA	VIC 3677
		10 0011

#### 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 rang betwee		\$415,000	&	\$430,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$507,000	Prop	erty type		House	Suburb	Wangaratta
Period-from	01 Feb 2024	to	31 Jan 2	025	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
57 PHILLIPSON STREET WANGARATTA VIC 3677	\$420,000	09-May-24
2 BRONMAR STREET WANGARATTA VIC 3677	\$435,000	08-Nov-24
34 WAREENA STREET WANGARATTA VIC 3677	\$411,500	02-Apr-24

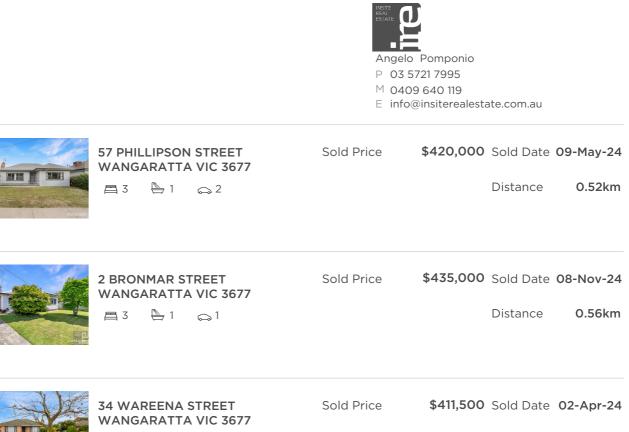
#### OR

**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: 07 February 2025



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Distance

0.94km

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RS = Recent sale UN = Undisclosed Sale

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