

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

12 Medowra Avenue 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,000

Property type

House

Suburb

Wangaratta

Period-from

01 Mar 2021

to

28 Feb 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

23 Burns Street Wangaratta VIC 3677	\$580,000	27-Sep-21
13 Turner Street Wangaratta VIC 3677	\$560,000	09-Oct-21
82 Swan Street Wangaratta VIC 3677	\$559,000	19-Nov-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.

This Statement of Information was prepared on: 01 March 2022



23 Burns Street Wangaratta VIC 3677

 4  1  3

Sold Price

\$580,000

Sold Date

27-Sep-21

Distance

0.55km



13 Turner Street Wangaratta VIC 3677

 4  1  4

Sold Price

\$560,000

Sold Date

09-Oct-21

Distance

1.15km



82 Swan Street Wangaratta VIC 3677

 3  2  2

Sold Price

\$559,000

Sold Date

19-Nov-21

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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