# 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 BRODIE STREET 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	\$457,000	<del>or range</del> <del>between</del>		&				
Median sale price								
(*Delete house or unit as app	plicable)							

Median Price	\$527,500	Property type		House		Suburb	Wangaratta
Period-from	01 Jul 2023	to	30 Jun 2	2024	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
9 TAYLOR STREET WANGARATTA VIC 3677	\$470,000	08-Jul-24
7 BRODIE STREET WANGARATTA VIC 3677	\$465,000	06-Aug-23
27 TAYLOR STREET WANGARATTA VIC 3677	\$480,000	31-Mar-23

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: 25 July 2024



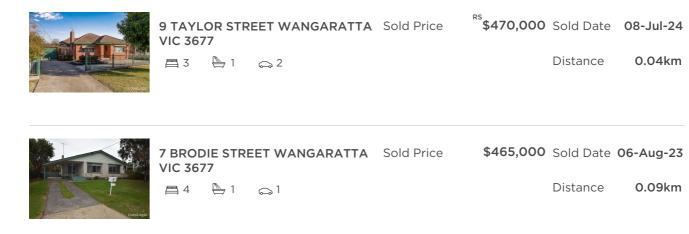
consumer.vic.gov.au



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27 TAYLOR STREET WANGARATTA VIC 3677			Sc	Sold Price	\$480,000	Sold Date	31-Mar-23
▤ 3	ا 📇	<b>⊜</b> 2				Distance	0.16km

RS = Recent sale UN = Undisclosed Sale

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