

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

Lot 149 BALTIMORE PARK ESTATE

Indicative selling price

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

Single Price

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,250

Property type

House

Suburb

Wangaratta

Period-from

01 Nov 2019

to

31 Oct 2020

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 Thurles Avenue Wangaratta VIC 3677	\$514,000	20-Sep-19
34 Pennsylvania Drive Wangaratta VIC 3677	\$481,000	14-Jun-20
18 Trotman Drive Wangaratta VIC 3677	\$482,000	03-Aug-20

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 Thurles Avenue Wangaratta VIC 3677

Sold Price

\$514,000 Sold Date **20-Sep-19**

3 2 2

Distance **0.26km**



34 Pennsylvania Drive Wangaratta VIC 3677

Sold Price

\$481,000 Sold Date **14-Jun-20**

4 2 2

Distance **0.39km**



18 Trotman Drive Wangaratta VIC 3677

Sold Price

\$482,000 Sold Date **03-Aug-20**

4 2 2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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