

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/11 HULME DRIVE, WANGARATTA, VIC

 2  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$215,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (Unit)

\$175,000

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



2/147 PHILLIPSON ST, WANGARATTA, VIC

 2  1  1

Sale Price

\$220,000

Sale Date: 14/06/2017

Distance from Property: 384m



1/33 MELDRUM ST, WANGARATTA, VIC

 2  1  1

Sale Price

\$207,000

Sale Date: 19/05/2017

Distance from Property: 2.4km



1/51 HULME DR, WANGARATTA, VIC

 2  1  1

Sale Price

\$220,000

Sale Date: 18/07/2016

Distance from Property: 90m



This report has been compiled on 17/05/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/11 HULME DRIVE, WANGARATTA, VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$215,000

Median sale price

Median price

\$175,000

House

Unit

X

Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
2/147 PHILLIPSON ST, WANGARATTA, VIC 3677	\$220,000	14/06/2017
1/33 MELDRUM ST, WANGARATTA, VIC 3677	\$207,000	19/05/2017
1/51 HULME DR, WANGARATTA, VIC 3677	\$220,000	18/07/2016