

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

1 Moran Court 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

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Wangaratta

Period-from

01 Jun 2020

to

31 May 2021

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

4 Iris Court Wangaratta VIC 3677	\$415,000	15-Jan-21
33 Taylor Street Wangaratta VIC 3677	\$419,000	23-Feb-21
20 Esmond Street Wangaratta VIC 3677	\$419,000	26-May-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: 08 June 2021



Connor Tait

P (03) 5721 7795

M 0490 057 329

E connor@insiterealestate.com.au



4 Iris Court Wangaratta VIC 3677

Sold Price

\$415,000

Sold Date

15-Jan-21

3

1

3

Distance

0.57km



33 Taylor Street Wangaratta VIC 3677

Sold Price

\$419,000

Sold Date

23-Feb-21

3

1

1

Distance

1.01km



20 Esmond Street Wangaratta VIC 3677

Sold Price

^{RS} **\$419,000**

Sold Date

26-May-21

3

1

8

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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