

STATEMENT OF INFORMATION

114 PHILLIPSON STREET, WANGARATTA, VIC 3677

PREPARED BY GARRY NASH & CO., 23 BAKER STREET WANGARATTA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



114 PHILLIPSON STREET, WANGARATTA,  3  1  2

Indicative Selling Price

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

Single Price: **\$312,000**

MEDIAN SALE PRICE




WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$275,000

01 July 2016 to 30 June 2017

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.



10 STUART ST, WANGARATTA, VIC 3677

 3  2  3

Sale Price

\$300,000

Sale Date: 20/07/2017

Distance from Property: 166m



3 TAYLOR ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$315,000

Sale Date: 28/05/2017

Distance from Property: 304m



40 TAYLOR ST, WANGARATTA, VIC 3677

 3  1  4

Sale Price

\$290,000

Sale Date: 22/05/2017

Distance from Property: 578m



This report has been compiled on 16/09/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - 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

114 PHILLIPSON STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$312,000

Median sale price

Median price

\$275,000

House

X

Unit


Suburb

WANGARATTA

Period

01 July 2016 to 30 June 2017

Source



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
10 STUART ST, WANGARATTA, VIC 3677	\$300,000	20/07/2017
3 TAYLOR ST, WANGARATTA, VIC 3677	\$315,000	28/05/2017
40 TAYLOR ST, WANGARATTA, VIC 3677	\$290,000	22/05/2017