

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



# 13 MURDOCH ROAD, WANGARATTA, VIC 🕮 3 🕒 2 😓 1

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

Single Price:

\$560,000

## **MEDIAN SALE PRICE**



## WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

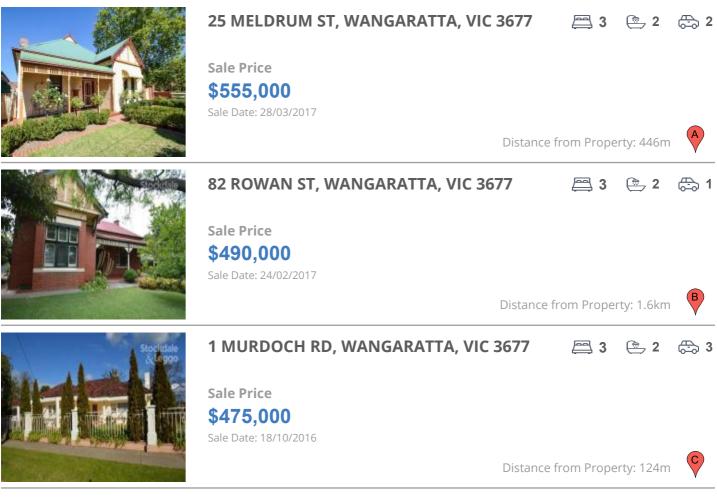
\$267,000

01 October 2016 to 30 September 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.



This report has been compiled on 07/12/2017 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 13 MURDOCH ROAD, WANGARATTA, VIC 3677

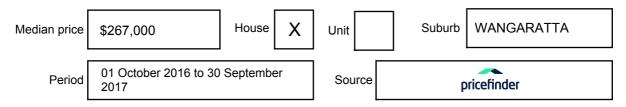
### Indicative selling price

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

Single Price:

\$560,000

### Median sale price



### **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
25 MELDRUM ST, WANGARATTA, VIC 3677	\$555,000	28/03/2017
82 ROWAN ST, WANGARATTA, VIC 3677	\$490,000	24/02/2017
1 MURDOCH RD, WANGARATTA, VIC 3677	\$475,000	18/10/2016