

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 MURDOCH ROAD, WANGARATTA, VIC**



### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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.



**25 MELDRUM ST, WANGARATTA, VIC 3677**



Sale Price

**\$555,000**

Sale Date: 28/03/2017

Distance from Property: 446m



**82 ROWAN ST, WANGARATTA, VIC 3677**



Sale Price

**\$490,000**

Sale Date: 24/02/2017

Distance from Property: 1.6km



**1 MURDOCH RD, WANGARATTA, VIC 3677**



Sale Price

**\$475,000**

Sale Date: 18/10/2016

Distance from Property: 124m



This report has been compiled on 07/12/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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](http://consumer.vic.gov.au/underquoting)

Single Price:

\$560,000

Median sale price

Median price

\$267,000

House

X

Unit


Suburb

WANGARATTA

Period

01 October 2016 to 30 September 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
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