

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

42 HARDISTY STREET 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

\$480,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

House

Suburb

Wangaratta

Period-from

01 Dec 2023

to

30 Nov 2024

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

44 HARDISTY STREET WANGARATTA VIC 3677	\$525,000	10-Oct-24
5 FISHER LANE EAST WANGARATTA VIC 3678	\$485,000	21-Dec-23
5 COOBA COURT WANGARATTA VIC 3677	\$505,000	04-Sep-24

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: 17 December 2024

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**44 HARDISTY STREET
WANGARATTA VIC 3677**

 4  2  2

Sold Price **\$525,000** Sold Date **10-Oct-24**

Distance **0.02km**



**5 FISHER LANE EAST
WANGARATTA VIC 3678**

 4  1  3

Sold Price **\$485,000** Sold Date **21-Dec-23**

Distance **3.31km**



**5 COOBA COURT WANGARATTA
VIC 3677**

 4  2  2

Sold Price **\$505,000** Sold Date **04-Sep-24**

Distance **4km**

RS = Recent sale UN = Undisclosed Sale

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