

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

13 Thurles Avenue 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

\$179,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$156,750

Property type

Land

Suburb

Wangaratta

Period-from

01 Apr 2019

to

31 Mar 2020

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

9 Thurles Avenue Wangaratta VIC 3677	\$179,000	14-Feb-20
17 Plymouth Street Wangaratta VIC 3677	\$168,000	08-Jul-19
22 Plymouth Street Wangaratta VIC 3677	\$175,000	05-Apr-19

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: 21 April 2020



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9 Thurles Avenue Wangaratta VIC 3677

Sold Price

\$179,000

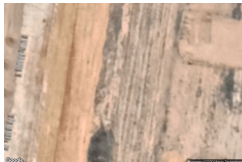
Sold Date

14-Feb-20

- - 2

Distance

0.04km



17 Plymouth Street Wangaratta VIC 3677

Sold Price

\$168,000

Sold Date

08-Jul-19

- - -

Distance

0.1km



22 Plymouth Street Wangaratta VIC 3677

Sold Price

\$175,000

Sold Date

05-Apr-19

- - -

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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