

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24-26 RIVERVIEW CRESCENT,**

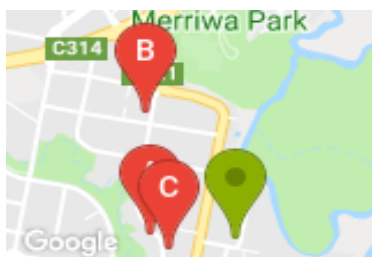
 **3**  **-**  **-**

**Indicative Selling Price**

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

**Single Price: \$439,000**

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

**Suburb Median Sale Price (House)**

**\$289,500**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



**24 GRAHAM AVE, WANGARATTA, VIC 3677**

 **3**  **2**  **2**

**Sale Price**

**\$430,000**

Sale Date: 21/11/2017

Distance from Property: 290m



**15 ROGER ST, WANGARATTA, VIC 3677**

 **3**  **1**  **2**

**Sale Price**

**\$400,000**

Sale Date: 21/07/2017

Distance from Property: 554m



**33 GRAHAM AVE, WANGARATTA, VIC 3677**

 **3**  **1**  **4**

**Sale Price**

**\$460,000**

Sale Date: 19/01/2018

Distance from Property: 225m



This report has been compiled on 10/07/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

24-26 RIVERVIEW CRESCENT, WANGARATTA, VIC

Indicative selling price

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

Single Price:

\$439,000

Median sale price

Median price

\$289,500

House

Unit


Suburb

WANGARATTA

Period

01 July 2017 to 30 June 2018

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
24 GRAHAM AVE, WANGARATTA, VIC 3677	\$430,000	21/11/2017
15 ROGER ST, WANGARATTA, VIC 3677	\$400,000	21/07/2017
33 GRAHAM AVE, WANGARATTA, VIC 3677	\$460,000	19/01/2018