GARRY NASH
& CO. EST 1981

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

22 BILLABONG DRIVE, WANGARATTA,   🛏 4   🛁 2   🚗 2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE

WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

$275,000

01 July 2016 to 30 June 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.

3 WOOLOONA CRT, WANGARATTA, VIC 3677   🛏 4   🛁 2   🚗 2

Sale Price

$379,000

Sale Date: 03/05/2017

Distance from Property: 916m   **A**

2 ALBERT CRT, WANGARATTA, VIC 3677   🛏 4   🛁 2   🚗 2

Sale Price

$417,000

Sale Date: 29/11/2016

Distance from Property: 184m   **B**

39 KINGFISHER DR, WANGARATTA, VIC 3677   🛏 3   🛁 2   🚗 2

Sale Price

$415,000

Sale Date: 12/12/2016

Distance from Property: 147m   **C**

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	22 BILLABONG DRIVE, WANGARATTA, VIC 3677

Indicative selling price

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

Price Range:

Median sale price

Median price	$275,000	House	X	Unit		Suburb	WANGARATTA
Period	01 July 2016 to 30 June 2017			Source			pricefinder

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
3 WOOLOONA CRT, WANGARATTA, VIC 3677	$379,000	03/05/2017
2 ALBERT CRT, WANGARATTA, VIC 3677	$417,000	29/11/2016
39 KINGFISHER DR, WANGARATTA, VIC 3677	$415,000	12/12/2016

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