

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

1/3 Swan 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

\$264,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$245,525

Property type

Unit

Suburb

Wangaratta

Period-from

01 May 2020

to

30 Apr 2021

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

2/13 Burns Street Wangaratta VIC 3677	\$268,000	20-Nov-19
1/52 Harper Street Wangaratta VIC 3677	\$275,000	03-Jul-20
2/50 Vincent Road Wangaratta VIC 3677	\$265,000	08-Dec-20

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.~~

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Angelo Pomponio

P 03 5721 7995

M 0409 640 119

E angelo@insiterealestate.com.au



2/13 Burns Street Wangaratta VIC 3677

Sold Price

\$268,000

Sold Date

20-Nov-19

2

1

1

Distance

0.67km



1/52 Harper Street Wangaratta VIC 3677

Sold Price

\$275,000

Sold Date

03-Jul-20

2

1

1

Distance

0.84km



2/50 Vincent Road Wangaratta VIC 3677

Sold Price

\$265,000

Sold Date

08-Dec-20

3

1

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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