

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

171 Clarkes Lane 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Wangaratta

Period-from

01 Oct 2020

to

30 Sep 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

33 Pin Oak Drive Wangaratta VIC 3677	\$859,000	16-Feb-21
4 Tathra Place Wangaratta VIC 3677	\$775,000	26-Nov-20
18 Billabong Drive Wangaratta VIC 3677	\$850,000	27-May-21

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 October 2021



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33 Pin Oak Drive Wangaratta VIC
3677

Sold Price

\$859,000 Sold Date 16-Feb-21

4 3 3

Distance 0.33km



4 Tathra Place Wangaratta VIC
3677

Sold Price

\$775,000 Sold Date 26-Nov-20

4 2 4

Distance 0.61km



18 Billabong Drive Wangaratta VIC
3677

Sold Price

\$850,000 Sold Date 27-May-21

3 3 2

Distance 1.28km

RS = Recent sale

UN = Undisclosed Sale

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