

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1370 WARBY RANGE ROAD,

4 2 6

Indicative Selling Price

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

Single Price: \$920,000

MEDIAN SALE PRICE



WANGANDARY, VIC, 3678

Suburb Median Sale Price (House)

\$820,000

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



34 COLSON DR, WANGARATTA SOUTH, VIC

4 2 2

Sale Price

\$880,000

Sale Date: 24/04/2024

Distance from Property: 3.5km



485 SHANLEY ST, WANGARATTA SOUTH, VIC

3 2 2

Sale Price

***\$881,000**

Sale Date: 20/08/2024

Distance from Property: 4.9km



61 KENSINGTON DR, KILLAWARRA, VIC 3678

4 2 4

Sale Price

\$980,000

Sale Date: 28/06/2024

Distance from Property: 3km



This report has been compiled on 17/10/2024 by Tait Real Estate & Co. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 1370 WARBY RANGE ROAD, WANGANDARY, VIC 3678

Indicative selling price

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

Single Price: \$920,000

Median sale price

Median price: \$820,000 Property type: House Suburb: WANGANDARY
Period: 01 October 2023 to 30 September 2024 Source: pricfinder

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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|------------|--------------|
| 34 COLSON DR, WANGARATTA SOUTH, VIC 3678 | \$880,000 | 24/04/2024 |
| 485 SHANLEY ST, WANGARATTA SOUTH, VIC 3678 | *\$881,000 | 20/08/2024 |
| 61 KENSINGTON DR, KILLAWARRA, VIC 3678 | \$980,000 | 28/06/2024 |

This Statement of Information was prepared on: 17/10/2024