

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

16 GEMSTONE VIEW 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Wangaratta

Period-from

01 Oct 2023

to

30 Sep 2024

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

5 GEMSTONE VIEW WANGARATTA VIC 3677	\$279,000	13-Mar-24
7 RIPARIAN VISTA WANGARATTA VIC 3677	\$245,000	28-Jun-24
2 GEMSTONE VIEW WANGARATTA VIC 3677	\$300,000	02-Sep-24

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: 30 October 2024



5 GEMSTONE VIEW WANGARATTA VIC 3677 Sold Price

\$279,000 Sold Date **13-Mar-24**

- - -

Distance **0.09km**



7 RIPARIAN VISTA WANGARATTA VIC 3677 Sold Price

\$245,000 Sold Date **28-Jun-24**

- - -

Distance **0.09km**



2 GEMSTONE VIEW WANGARATTA VIC 3677 Sold Price

\$300,000 Sold Date **02-Sep-24**

- - -

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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