

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



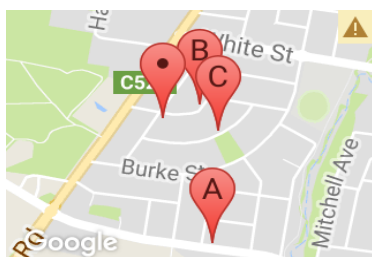
21 HIGGINS STREET, WANGARATTA, VIC  2  1  2

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.



21 CRIBBES RD, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$191,000

Sale Date: 02/08/2016

Distance from Property: 486m



19 IRVING ST, WANGARATTA, VIC 3677

 2  1  2

Sale Price

\$170,000

Sale Date: 04/03/2017

Distance from Property: 131m



23 MANLEY CRES, WANGARATTA, VIC 3677

 2  -  -

Sale Price

\$180,000

Sale Date: 14/02/2017

Distance from Property: 189m



This report has been compiled on 14/08/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

21 HIGGINS STREET, 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



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
21 CRIBBES RD, WANGARATTA, VIC 3677	\$191,000	02/08/2016
19 IRVING ST, WANGARATTA, VIC 3677	\$170,000	04/03/2017
23 MANLEY CRES, WANGARATTA, VIC 3677	\$180,000	14/02/2017