

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 BELLE AVENUE, WANGARATTA, VIC

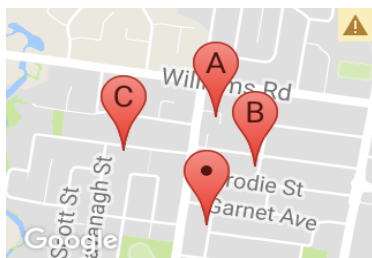
 4  1  2

Indicative Selling Price

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

Single Price: **\$312,500**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$280,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 EVALYN CT, WANGARATTA, VIC 3677

 4  2  2

Sale Price

\$324,487

Sale Date: 19/05/2017

Distance from Property: 396m



1 LEISHMAN ST, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$327,000

Sale Date: 13/12/2017

Distance from Property: 269m



17 ESMOND ST, WANGARATTA, VIC 3677

 3  1  3

Sale Price

\$345,755

Sale Date: 11/12/2017

Distance from Property: 387m



This report has been compiled on 21/06/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 BELLE AVENUE, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$312,500

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
11 EVALYN CT, WANGARATTA, VIC 3677	\$324,487	19/05/2017
1 LEISHMAN ST, WANGARATTA, VIC 3677	\$327,000	13/12/2017
17 ESMOND ST, WANGARATTA, VIC 3677	\$345,755	11/12/2017