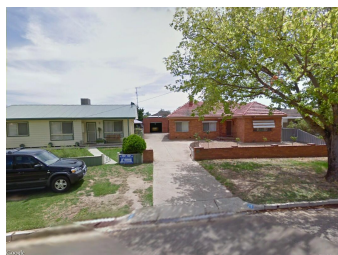


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



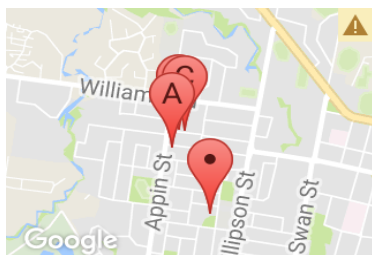
13 BRIEN CRESCENT, WANGARATTA, VIC  3  1  1

Indicative Selling Price

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

Single Price: **\$319,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$267,000

01 October 2016 to 30 September 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.



53 BRODIE ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$305,000

Sale Date: 13/02/2017

Distance from Property: 542m



40 TAYLOR ST, WANGARATTA, VIC 3677

 3  1  4

Sale Price

\$290,000

Sale Date: 22/05/2017

Distance from Property: 647m



36 TAYLOR ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$285,500

Sale Date: 26/04/2017

Distance from Property: 632m



This report has been compiled on 14/12/2017 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

13 BRIEN CRESCENT, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$319,000

Median sale price

Median price

\$267,000

House

X

Unit


Suburb

WANGARATTA

Period

01 October 2016 to 30 September 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 |
|------------------------------------|-----------|--------------|
| 53 BRODIE ST, WANGARATTA, VIC 3677 | \$305,000 | 13/02/2017 |
| 40 TAYLOR ST, WANGARATTA, VIC 3677 | \$290,000 | 22/05/2017 |
| 36 TAYLOR ST, WANGARATTA, VIC 3677 | \$285,500 | 26/04/2017 |