

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 CRIBBES ROAD, WANGARATTA, VIC

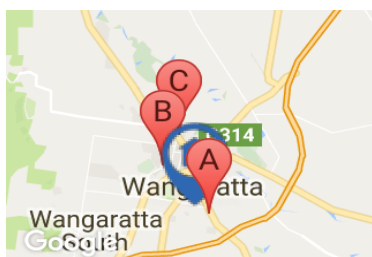
 4  1  4

Indicative Selling Price

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

\$255,000

SUBURB MEDIAN



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$267,000

01 October 2016 to 31 March 2017

Provided by: 

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.



11 WENHAMS LANE, WANGARATTA, VIC 3677

 3  1  3

Sale Price

\$275,000

Sale Date: 17/01/2017

Distance from Property: 883m



13 HINCHLEY ST, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$275,000

Sale Date: 15/03/2017

Distance from Property: 3km



58 BLAKE ST, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$272,500

Sale Date: 15/03/2017

Distance from Property: 4.3km



This report has been compiled on 18/05/2017 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

51 CRIBBES ROAD, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price / Range

\$255,000

Median sale price

Median price

\$267,000

House

X

Unit


Suburb

WANGARATTA

Period

01 October 2016 to 31 March 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 |
|---------------------------------------|-----------|--------------|
| 11 WENHAMS LANE, WANGARATTA, VIC 3677 | \$275,000 | 17/01/2017 |
| 13 HINCHLEY ST, WANGARATTA, VIC 3677 | \$275,000 | 15/03/2017 |
| 58 BLAKE ST, WANGARATTA, VIC 3677 | \$272,500 | 15/03/2017 |