

## 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

2/45 EVANS STREET WANGARATTA VIC 3677

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$310,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

Suburb

Wangaratta

Period-from

01 Jan 2024

to

31 Dec 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

1/45 EVANS STREET WANGARATTA VIC 3677	\$330,000	01-Dec-23
2/126 ROWAN STREET WANGARATTA VIC 3677	\$295,000	25-Apr-24
3/1 GRAY STREET WANGARATTA VIC 3677	\$305,000	17-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.~~

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**1/45 EVANS STREET  
 WANGARATTA VIC 3677**

 2  1  1

Sold Price **\$330,000** Sold Date **01-Dec-23**

Distance **0.02km**



**2/126 ROWAN STREET  
 WANGARATTA VIC 3677**

 2  1  1

Sold Price **\$295,000** Sold Date **25-Apr-24**

Distance **0.28km**



**3/1 GRAY STREET WANGARATTA  
 VIC 3677**

 2  1  1

Sold Price **\$305,000** Sold Date **17-Sep-24**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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