



Angelo Pomponio

P 03 5721 7995

M 0409 640 119

E [angelo@insiterealestate.com.au](mailto:angelo@insiterealestate.com.au)

## STATEMENT OF INFORMATION

Prepared on 25 Mar 2019

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

3 Filandra Street Wangaratta VIC 3677

4 2 3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$459,000

### Median Sale Price

\$314,000 Houses in Wangaratta between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



<b>14 Peepbo Street Wangaratta VIC 3677</b>	Sold Price	<b>\$455,000</b>	Sold Date	<b>20-Feb-18</b>
4  2  2			Distance	<b>0.1km</b>



<b>21 Corncob Boulevard Wangaratta VIC 3677</b>	Sold Price	<b>\$465,000</b>	Sold Date	<b>21-Dec-18</b>
4  2  2			Distance	<b>0.14km</b>



<b>8 Peepbo Street Wangaratta VIC 3677</b>	Sold Price	<b>\$461,000</b>	Sold Date	<b>09-Feb-18</b>
4  2  2			Distance	<b>0.16km</b>

RS = Recent sale

UN = Undisclosed Sale

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