GARRY NASH & CO. EST 1981

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

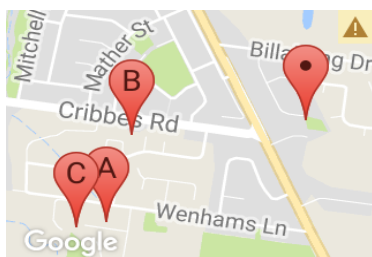### 36 ALBERT COURT, WANGARATTA, VIC 🛏 3 🛁 2 🚗 2

Indicative Selling Price

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

Single Price: **$359,000**

MEDIAN SALE PRICE

WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

$261,000

01 January 2017 to 31 December 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.

8 WOOLOONA CRT, WANGARATTA, VIC 3677 🛏 3 🛁 2 🚗 2

Sale Price

$340,000

Sale Date: 12/01/2017

Distance from Property: 762m **A**

8 PUGLISI CRT, WANGARATTA, VIC 3677 🛏 3 🛁 2 🚗 2

Sale Price

$355,000

Sale Date: 29/11/2016

Distance from Property: 583m **B**

15 WOOLOONA CRT, WANGARATTA, VIC 3677 🛏 3 🛁 2 🚗 2

Sale Price

$359,000

Sale Date: 22/09/2016

Distance from Property: 860m **C**

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	36 ALBERT COURT, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price: $359,000

Median sale price

Median price	$261,000	House	X	Unit		Suburb	WANGARATTA

Period	01 January 2017 to 31 December 2017	Source	pricefinder

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
8 WOOLOONA CRT, WANGARATTA, VIC 3677	$340,000	12/01/2017
8 PUGLISI CRT, WANGARATTA, VIC 3677	$355,000	29/11/2016
15 WOOLOONA CRT, WANGARATTA, VIC 3677	$359,000	22/09/2016