

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 or locality and postcode

1/17 Williams Road, Wangaratta VIC 3677

Indicative selling price

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

Single price

\$449,000

or range between

\$*

&

\$

Median sale price

Median price

\$435,000

Property type

House

Suburb

Wangaratta

Period - From

28/04/2021

to

27/04/2022

Source

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

39A Donald Street, Wangaratta VIC 3677

\$429,000

12/08/2021

2/6 Esmond Street, Wangaratta VIC 3677

\$440,000

24/11/2021

2/131 Appin Street, Wangaratta VIC 3677

\$500,000

28/10/2021

This Statement of Information was prepared on: 28/04/2022