

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 30 HARDISTY STREET, WANGARATTA,







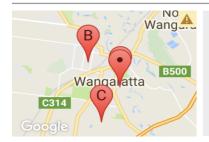
**Indicative Selling Price** 

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

Single Price:

\$759,000

#### **MEDIAN SALE PRICE**



# WANGARATTA, VIC, 3677

**Suburb Median Sale Price (House)** 

\$280,000

01 April 2017 to 31 March 2018

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.



30 VERNON RD, WANGARATTA, VIC 3677







Sale Price

\$757,500

Sale Date: 11/03/2017

Distance from Property: 197m





16 STEANE ST, WANGARATTA, VIC 3677







Sale Price

\$679,000

Sale Date: 09/10/2017

Distance from Property: 2.2km





4 PIN OAK DR, WANGARATTA, VIC 3677







Sale Price

\$749.000

Sale Date: 07/07/2017

Distance from Property: 2.3km



# 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	30 HARDISTY STREET, WANGARATTA, VIC 3677
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## Indicative selling price

For the meaning of this p	price see consumer.vic.gov.au/underquo	oting

Single Price:	\$759,000

### Median sale price

Median price	\$280,000	House	X	Unit	Suburb	WANGARATTA
Period	01 April 2017 to 31 March 2018			Source	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
30 VERNON RD, WANGARATTA, VIC 3677	\$757,500	11/03/2017
16 STEANE ST, WANGARATTA, VIC 3677	\$679,000	09/10/2017
4 PIN OAK DR, WANGARATTA, VIC 3677	\$749,000	07/07/2017