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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### LAND Offered for Sale

57 Wenhams Lane Wangaratta VIC 3677

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### Indicative Selling Price

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

Single Price \$467,000




### Median Sale Price

\$160,500 Lands in Wangaratta between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### 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.

	<b>2 Bradbury Drive Wangaratta VIC 3677</b> 4  2  2	Sold Price	<b>\$440,000</b>	Sold Date	<b>02-Oct-18</b>	Distance	<b>0.12km</b>
	<b>11 Garfish Court Wangaratta VIC 3677</b> 3  2  2	Sold Price	<b>\$437,000</b>	Sold Date	<b>12-Apr-19</b>	Distance	<b>0.23km</b>
	<b>11 Blackwood Drive Wangaratta VIC 3677</b> 4  2  3	Sold Price <sup>RS</sup>	<b>\$445,000</b>	Sold Date	<b>27-May-19</b>	Distance	<b>0.48km</b>

RS = Recent sale

UN = Undisclosed Sale

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