

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 1/111 MURDOCH ROAD, WANGARATTA,







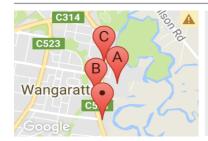
**Indicative Selling Price** 

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

Single Price:

\$396,000

#### **MEDIAN SALE PRICE**



## WANGARATTA, VIC, 3677

**Suburb Median Sale Price (House)** 

\$266,000

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.



17 ST COLUMBS DR, WANGARATTA, VIC 3677 🛚 🛱 4







Sale Price

\$410,000

Sale Date: 29/05/2017

Distance from Property: 564m





66 MURDOCH RD, WANGARATTA, VIC 3677







Sale Price

\*\$380,000

Sale Date: 27/02/2018

Distance from Property: 371m





26 MURDOCH RD, WANGARATTA, VIC 3677







**Sale Price** 

\$360,000

Sale Date: 12/10/2016

Distance from Property: 833m



# 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	1/111 MURDOCH ROAD, WANGARATTA, VIC 3677
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## Indicative selling price

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

Single Price:	\$396,000

### Median sale price

Median price	\$266,000	House		Unit	X	Suburb	WANGARATTA
Period	01 January 2017 to 31 December 2017		Sou	rce	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
17 ST COLUMBS DR, WANGARATTA, VIC 3677	\$410,000	29/05/2017
66 MURDOCH RD, WANGARATTA, VIC 3677	*\$380,000	27/02/2018
26 MURDOCH RD, WANGARATTA, VIC 3677	\$360,000	12/10/2016