

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 and
postcode

34 Manley Crescent 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

\$215,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,250

Property type

House

Suburb

Wangaratta

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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

13 Irving Street Wangaratta VIC 3677	\$185,000	13-Feb-20
2 Flanagan Street Wangaratta VIC 3677	\$170,000	14-Aug-20
6 Silverwood Grove Wangaratta VIC 3677	\$185,000	06-Nov-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 December 2020


13 Irving Street Wangaratta VIC 3677

Sold Price

\$185,000

Sold Date

13-Feb-20

2

1

2

Distance

0.21km

2 Flanagan Street Wangaratta VIC 3677

Sold Price

\$170,000

Sold Date

14-Aug-20

2

1

2

Distance

0.25km

6 Silverwood Grove Wangaratta VIC 3677

Sold Price

^{RS} **\$185,000**

Sold Date

06-Nov-20

2

1

-

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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