

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



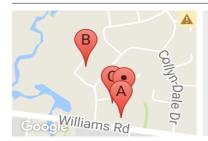
# 6 KATHLEEN COURT, WANGARATTA, VIC 🕮 4 🕒 -

#### **Indicative Selling Price**

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

Single Price: \$459,000

### **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 two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



86 WILLIAMS RD, WANGARATTA, VIC 3677







Sale Price

\$420,000

Sale Date: 15/06/2017

Distance from Property: 47m





\$450,000

Sale Price

Sale Date: 30/01/2018







Distance from Property: 189m





2 KATHLEEN CRT, WANGARATTA, VIC 3677







**Sale Price** 

\$436,000

Sale Date: 09/03/2018

Distance from Property: 39m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode	6 KATHLEEN COURT, WANGARATTA, VIC 3677
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## Indicative selling price

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

Single Price:	\$459,000	

## Median sale price

Median price	\$280,000	House	Χ	Unit		Suburb	WANGARATTA
Period	01 April 2017 to 31 Ma	rch 2018		Source	e	P	ricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
86 WILLIAMS RD, WANGARATTA, VIC 3677	\$420,000	15/06/2017
6 COLLEEN CL, WANGARATTA, VIC 3677	\$450,000	30/01/2018
2 KATHLEEN CRT, WANGARATTA, VIC 3677	\$436,000	09/03/2018