

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 SCOTT STREET, WANGARATTA, VIC







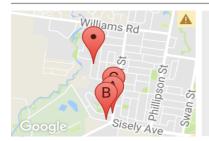
Indicative Selling Price

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

Single Price:

\$225,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$275,750

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.



7 APPIN ST, WANGARATTA, VIC 3677







Sale Price

\$215,000

Sale Date: 17/01/2017

Distance from Property: 761m













\$202,500

Sale Date: 14/07/2017

Distance from Property: 827m





19 APPIN ST, WANGARATTA, VIC 3677







Sale Price

\$205,000

Sale Date: 13/07/2017

Distance from Property: 645m



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	18 SCOTT STREET, WANGARATTA, VIC 3677
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting $\label{eq:consumer} % \begin{subarray}{ll} \end{subarray} \begin{suba$

Single Price:	\$225,000
Single Price:	\$225,000

Median sale price

Median price	\$275,750	House	X	Unit	Suburb	WANGARATTA
Period	01 April 2017 to 31 March 2018		Source	p	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
7 APPIN ST, WANGARATTA, VIC 3677	\$215,000	17/01/2017
100 SISELY AVE, WANGARATTA, VIC 3677	\$202,500	14/07/2017
19 APPIN ST, WANGARATTA, VIC 3677	\$205,000	13/07/2017