

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 BATCHELOR CRESCENT,

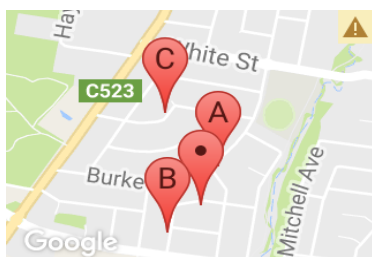
 3  1  1

Indicative Selling Price

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

170,000

SUBURB MEDIAN



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$275,000

01 April 2016 to 31 March 2017

Provided by: 

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.



103 BURKE ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$175,000

Sale Date: 20/02/2017

Distance from Property: 152m



34 BATCHELOR CRES, WANGARATTA, VIC

 2  1  1

Sale Price

***\$168,800**

Sale Date: 16/05/2017

Distance from Property: 150m



19 IRVING ST, WANGARATTA, VIC 3677

 2  1  2

Sale Price

\$170,000

Sale Date: 04/03/2017

Distance from Property: 357m



This report has been compiled on 05/06/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5 BATCHELOR CRESCENT, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price / Range

170,000

Median sale price

Median price

\$275,000

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2016 to 31 March 2017

Source



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
103 BURKE ST, WANGARATTA, VIC 3677	\$175,000	20/02/2017
34 BATCHELOR CRES, WANGARATTA, VIC 3677	*\$168,800	16/05/2017
19 IRVING ST, WANGARATTA, VIC 3677	\$170,000	04/03/2017