

STATEMENT OF INFORMATION

7 PARK CRESCENT, WANGARATTA, VIC 3677

PREPARED BY DISTRICT PROPERTY GROUP, 62 HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 PARK CRESCENT, WANGARATTA, VIC

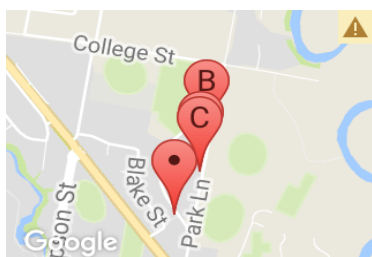
 4  2  -

Indicative Selling Price

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

Single Price: \$380,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$267,000

01 October 2016 to 30 September 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.



35 PARK LANE, WANGARATTA, VIC 3677

 4  2  6

Sale Price

\$445,000

Sale Date: 22/12/2016

Distance from Property: 197m



49 PARK LANE, WANGARATTA, VIC 3677

 4  2  2

Sale Price

\$355,000

Sale Date: 26/11/2016

Distance from Property: 311m



33 PARK LANE, WANGARATTA, VIC 3677

 3  3  2

Sale Price

\$436,000

Sale Date: 24/04/2017

Distance from Property: 180m



This report has been compiled on 24/11/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

7 PARK CRESCENT, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$380,000

Median sale price

Median price

\$267,000

House

X

Unit


Suburb

WANGARATTA

Period

01 October 2016 to 30 September 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
35 PARK LANE, WANGARATTA, VIC 3677	\$445,000	22/12/2016
49 PARK LANE, WANGARATTA, VIC 3677	\$355,000	26/11/2016
33 PARK LANE, WANGARATTA, VIC 3677	\$436,000	24/04/2017