

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/73 EDWARDS STREET, WANGARATTA,



Indicative Selling Price

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

Single Price: **\$255,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (Unit)

\$190,000

01 January 2017 to 31 December 2017

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.



1/54 HARPER ST, WANGARATTA, VIC 3677

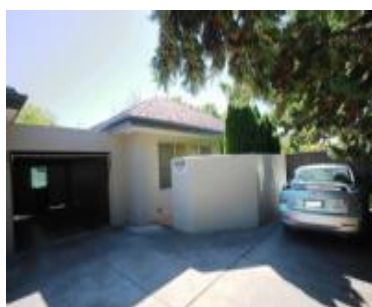


Sale Price

\$250,000

Sale Date: 03/09/2017

Distance from Property: 2.6km



3/18 CLARK ST, WANGARATTA, VIC 3677



Sale Price

\$255,000

Sale Date: 10/05/2017

Distance from Property: 1.4km



1/10 HULME DR, WANGARATTA, VIC 3677



Sale Price

\$230,250

Sale Date: 01/05/2017

Distance from Property: 547m



This report has been compiled on 19/02/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - 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

2/73 EDWARDS STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$255,000

Median sale price

Median price

\$190,000

House

Unit

X


Suburb

WANGARATTA

Period

01 January 2017 to 31 December 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
1/54 HARPER ST, WANGARATTA, VIC 3677	\$250,000	03/09/2017
3/18 CLARK ST, WANGARATTA, VIC 3677	\$255,000	10/05/2017
1/10 HULME DR, WANGARATTA, VIC 3677	\$230,250	01/05/2017