

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

139-147 VICTORIA STREET WAHGUNYAH VIC 3687

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,250

Property type

House

Suburb

Wahgunyah

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

315 ALL SAINTS ROAD WAHGUNYAH VIC 3687	\$1,320,000	02-Dec-22
193 DISTILLERY ROAD WAHGUNYAH VIC 3687	\$2,750,000	12-Apr-24
440 JACKS ROAD RUTHERGLEN VIC 3685	\$1,283,650	11-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 December 2024

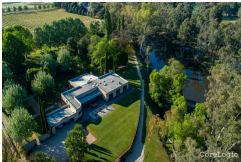


**315 ALL SAINTS ROAD
WAHGUNYAH VIC 3687**

3 - -

Sold Price **\$1,320,000** Sold Date **02-Dec-22**

Distance **1.45km**

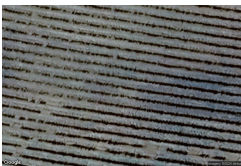


**193 DISTILLERY ROAD
WAHGUNYAH VIC 3687**

4 3 -

Sold Price **\$2,750,000** Sold Date **12-Apr-24**

Distance **2.21km**



**440 JACKS ROAD RUTHERGLEN
VIC 3685**

3 1 -

Sold Price **\$1,283,650** Sold Date **11-Feb-22**

Distance **4.19km**



**136 BULLECOURT ROAD COROWA
NSW 2646**

4 2 4

Sold Price **\$1,200,000** Sold Date **12-Mar-24**

Distance **5.34km**



**275 WHITEHEAD STREET
COROWA NSW 2646**

- - -

Sold Price **\$1,475,000** Sold Date **02-Nov-22**

Distance **5.89km**

RS = Recent sale UN = Undisclosed Sale

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