

## HOUSE Offered for Sale

4 Batchelor Crescent Wangaratta VIC 3677

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$179,000

## Median Sale Price




\$310,000 Houses in Wangaratta between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic




## Comparable Property Sales




These are the 3 properties sold within 5 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.



<b>5 Batchelor Crescent Wangaratta VIC 3677</b>	Sold Price	<b>\$170,000</b>	Sold Date	<b>13-Apr-18</b>
 2  1  1			Distance	<b>0.07km</b>



<b>5 Bond Court Wangaratta VIC 3677</b>	Sold Price	<b>\$165,000</b>	Sold Date	<b>18-Jan-19</b>
 3  1  2			Distance	<b>0.16km</b>

<b>32 Mitchell Avenue Wangaratta VIC 3677</b>	Sold Price	<b>\$170,000</b>	Sold Date	<b>06-Sep-18</b>
 3  1  -			Distance	<b>0.38km</b>

RS = Recent sale

UN = Undisclosed Sale

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## STATEMENT OF INFORMATION

Prepared on 05 Mar 2019

Section 47AF of the Estate Agents Act 1980



**13 Higgins Street Wangaratta VIC  
3677**

Sold Price

**\$172,500**

Sold Date

**14-Sep-18**

3 1 2

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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