



Angelo Pomponio

P 03 5721 7995

M 0409 640 119

E [angelo@insiterealestate.com.au](mailto:angelo@insiterealestate.com.au)

## STATEMENT OF INFORMATION

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### House Offered for Sale

9 Milnes Creek Drive Wangaratta VIC 3677

4 2 2

### Indicative Selling Price

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

Single Price \$425,000

### Median Sale Price

\$272,500 Houses in Wangaratta between Aug 2016 - Jul 2017

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.



**88 Wenhams Lane Wangaratta VIC 3677** Sold Price **\$425,000** Sold Date **24-Sep-16**

3 2 2

Distance **0.36km**



**42 Thomas Wedge Drive Wangaratta VIC 3677** Sold Price **\$412,500** Sold Date **13-Sep-16**

4 2 2

Distance **0.4km**



**39 Kingfisher Drive Wangaratta VIC 3677** Sold Price **\$415,000** Sold Date **12-Dec-16**

3 2 2

Distance **0.89km**

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