

# STATEMENT OF INFORMATION

12 RED GUM WAY, WANGARATTA, VIC 3677
PREPARED BY DISTRICT PROPERTY GROUP, 6 FORD STREET, WANGARATTA

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 12 RED GUM WAY, WANGARATTA, VIC







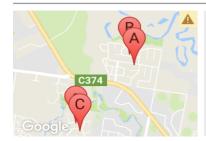
**Indicative Selling Price** 

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

**Price Range:** 

\$465,000 to \$485,000

### MEDIAN SALE PRICE



## WANGARATTA, VIC, 3677

**Suburb Median Sale Price (House)** 

\$274,750

01 October 2016 to 30 September 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.



11 LOGAN DR, WANGARATTA, VIC 3677







Sale Price

\$470,000

Sale Date: 26/04/2017

Distance from Property: 1.2km





16 SWINBURNE DR, WANGARATTA, VIC 3677







Sale Price

\$449,900

Sale Date: 20/03/2017

Distance from Property: 1.2km





28 COLLYN-DALE DR, WANGARATTA, VIC 3677 📇 4 🕒 2







**Sale Price** 

\$450.000

Sale Date: 11/01/2017

Distance from Property: 119m



# 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	12 RED GUM WAY, WANGARATTA, VIC 3677
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### Indicative selling price

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

Price Range: \$465,000 to \$485,000

#### Median sale price

Median price	\$274,750	House	Unit	Suburb	WANGARATTA
Period	01 October 2016 to 30 September 2017		Source		ricefinder

### 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
11 LOGAN DR, WANGARATTA, VIC 3677	\$470,000	26/04/2017
16 SWINBURNE DR, WANGARATTA, VIC 3677	\$449,900	20/03/2017
28 COLLYN-DALE DR, WANGARATTA, VIC 3677	\$450,000	11/01/2017

