

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 3 GRACE COURT, WANGARATTA, VIC

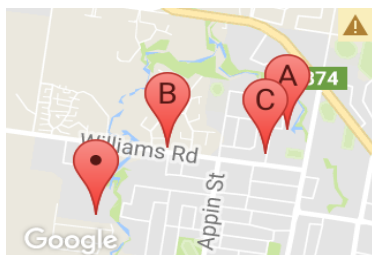
 3  2  2

#### Indicative Selling Price

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

#### Price Range:

## MEDIAN SALE PRICE



### WANGARATTA, VIC, 3677

#### Suburb Median Sale Price (House)

**\$261,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



### 24 HULME DR, WANGARATTA, VIC 3677

 3  2  2

#### Sale Price

**\$362,000**

Sale Date: 20/07/2017

Distance from Property: 1.4km



### 84 WILLIAMS RD, WANGARATTA, VIC 3677

 3  2  4

#### Sale Price

**\$369,000**

Sale Date: 10/10/2016

Distance from Property: 688m



### 3 SKEHAN AVE, WANGARATTA, VIC 3677

 4  2  2

#### Sale Price

**\$365,000**

Sale Date: 28/11/2017

Distance from Property: 1.2km



This report has been compiled on 30/01/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

3 GRACE COURT, WANGARATTA, VIC 3677

Indicative selling price

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

Price Range:

Median sale price

Median price

\$261,000

House

X

Unit


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
24 HULME DR, WANGARATTA, VIC 3677	\$362,000	20/07/2017
84 WILLIAMS RD, WANGARATTA, VIC 3677	\$369,000	10/10/2016
3 SKEHAN AVE, WANGARATTA, VIC 3677	\$365,000	28/11/2017