

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## 32 LAMONT STREET, WANGARATTA, VIC 🕮 3 🕒 1 😓 2

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

Single Price:

\$205,000

## **MEDIAN SALE PRICE**



## WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

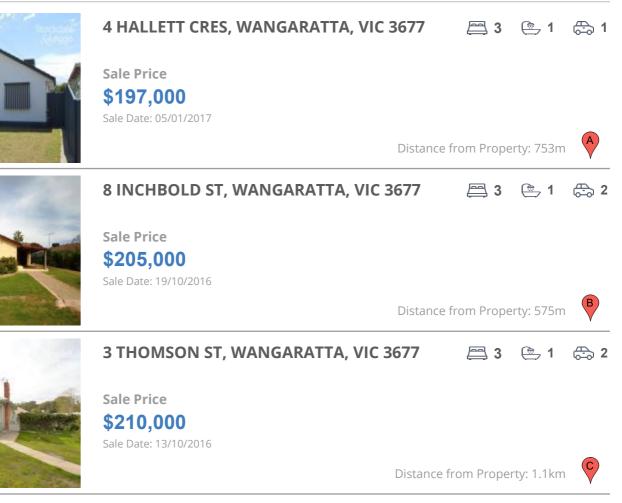
\$277,000

01 July 2016 to 30 June 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.



This report has been compiled on 04/07/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - 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 32 LAMONT STREET, WANGARATTA, VIC 3677

### Indicative selling price

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

Single Price:

\$205,000

#### Median sale price

Median price	\$277,000	House	Х	Unit	Suburb	WANGARATTA
Period	01 July 2016 to 30 June 2017		Source	р	pricefinder	

### **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
4 HALLETT CRES, WANGARATTA, VIC 3677	\$197,000	05/01/2017
8 INCHBOLD ST, WANGARATTA, VIC 3677	\$205,000	19/10/2016
3 THOMSON ST, WANGARATTA, VIC 3677	\$210,000	13/10/2016

