

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/45 EVANS STREET, WANGARATTA, VIC**

 2

 1

 1

### Indicative Selling Price

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

**\$185,000**

## SUBURB MEDIAN



**WANGARATTA, VIC, 3677**

Suburb Median Sale Price (Unit)

**\$207,000**

01 April 2016 to 31 March 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.



**1/16 GEORGE ST, WANGARATTA, VIC 3677**

 2

 1

 1

Sale Price

**\$173,000**

Sale Date: 22/01/2016

Distance from Property: 667m



**11 VALDORIS AVE, WANGARATTA, VIC 3677**

 2

 1

 1

Sale Price

**\$186,000**

Sale Date: 11/02/2016

Distance from Property: 2.5km



**1 TEAGUE ST, WANGARATTA, VIC 3677**

 2

 1

 1

Sale Price

**\$172,000**

Sale Date: 18/10/2016

Distance from Property: 1.5km



This report has been compiled on 30/05/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [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

3/45 EVANS STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price / Range

\$185,000

Median sale price

Median price

\$207,000

House

Unit

X


Suburb

WANGARATTA

Period

01 April 2016 to 31 March 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
1/16 GEORGE ST, WANGARATTA, VIC 3677	\$173,000	22/01/2016
11 VALDORIS AVE, WANGARATTA, VIC 3677	\$186,000	11/02/2016
1 TEAGUE ST, WANGARATTA, VIC 3677	\$172,000	18/10/2016