

Statement of Information  
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

6 PERRY STREET WANGARATTA VIC 3677

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Wangaratta

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (\*Delete A or B below as applicable)

A\* 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 17 SMITH CRESCENT WANGARATTA VIC 3677  | \$425,000 | 23-Apr-24 |
| 9 SILVERWOOD GROVE WANGARATTA VIC 3677 | \$410,000 | 03-Feb-24 |
| 36 VINCENT ROAD WANGARATTA VIC 3677    | \$380,000 | 18-Apr-24 |

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 October 2024



Sales Team

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17 SMITH CRESCENT  
WANGARATTA VIC 3677

3 1 4

Sold Price \$425,000 Sold Date 23-Apr-24

Distance 0.25km



9 SILVERWOOD GROVE  
WANGARATTA VIC 3677

3 2 2

Sold Price \$410,000 Sold Date 03-Feb-24

Distance 0.56km



36 VINCENT ROAD WANGARATTA  
VIC 3677

3 1 2

Sold Price \$380,000 Sold Date 18-Apr-24

Distance 0.05km

RS = Recent sale

UN = Undisclosed Sale

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