

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

18 Smith Crescent Wangaratta VIC 3677

Indicative selling price

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

Single Price

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,250

Property type

House

Suburb

Wangaratta

Period-from

01 Aug 2019

to

31 Jul 2020

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

6 Smith Crescent Wangaratta VIC 3677	\$256,000	01-Feb-20
11 Salisbury Street Wangaratta VIC 3677	\$258,000	08-Aug-19
6 Mitchell Avenue Wangaratta VIC 3677	\$257,000	18-May-19

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: 03 August 2020



Connor Tait

P (03) 5721 7795

M 0490 057 329

E connor@insiterealestate.com.au



6 Smith Crescent Wangaratta VIC 3677

Sold Price

\$256,000

Sold Date

01-Feb-20

3

1

1

Distance

0.09km



11 Salisbury Street Wangaratta VIC 3677

Sold Price

\$258,000

Sold Date

08-Aug-19

3

1

2

Distance

1.16km



6 Mitchell Avenue Wangaratta VIC 3677

Sold Price

\$257,000

Sold Date

18-May-19

3

1

1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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