# 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

11 Shiel Street 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	\$255,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$315,000	00 Property type		House		Suburb	Wangaratta
Period-from	01 Nov 2018	to	31 Oct 2	2019 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	
11 Moira Court Wangaratta VIC 3677	\$261,000	31-May-18	
32 Brodie Street Wangaratta VIC 3677	\$255,000	25-Sep-19	
56 Phillipson Street Wangaratta VIC 3677	\$265,000	28-Feb-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.

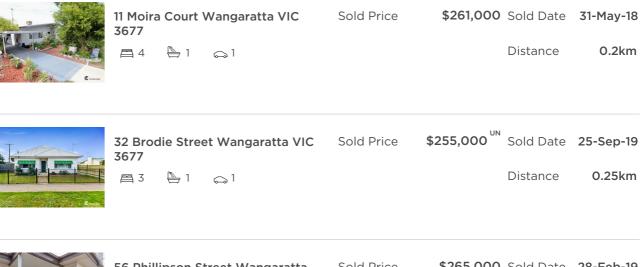
This Statement of Information was prepared on: 22 November 2019



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N N	56 Phillipson Street Wangaratta VIC 3677		Sold Price	\$265,000	Sold Date	28-Feb-19	
	酉 3	1	G 1			Distance	0.35km

#### RS = Recent sale UN = Undisclosed Sale

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