

## 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

47 SALISBURY 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) (\*Delete single price or range as applicable)

Single Price

\$635,000

or range  
between

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Wangaratta

Period-from

01 May 2021

to

30 Apr 2022

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

14 MILNES CREEK DRIVE WANGARATTA VIC 3677	\$645,000	07-Sep-21
49 SILVER WATTLE DRIVE WANGARATTA VIC 3677	\$670,000	28-Mar-22
6 WISTERIA PARADE WANGARATTA VIC 3677	\$555,000	19-Nov-21

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: 11 May 2022

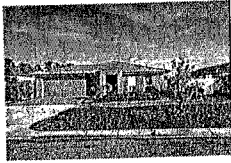


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14 MILNES CREEK DRIVE  
WANGARATTA VIC 3677

3 2 2

Sold Price \$645,000 Sold Date 07-Sep-21

Distance -

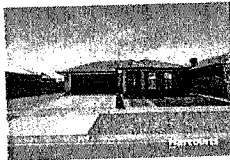


49 SILVER WATTLE DRIVE  
WANGARATTA VIC 3677

4 2 2

Sold Price \$670,000 Sold Date 28-Mar-22

Distance 0.24km



6 WISTERIA PARADE  
WANGARATTA VIC 3677

3 2 2

Sold Price \$555,000 Sold Date 19-Nov-21

Distance 0.19km

RS = Recent sale UN = Undisclosed Sale

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