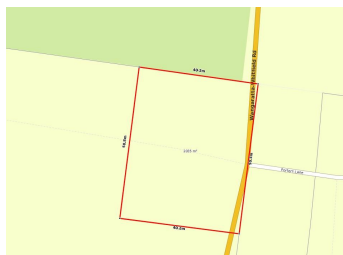


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3564 WANGARATTA-WHITFIELD ROAD,**

 -  -  -

**Indicative Selling Price**

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

**Single Price: \$99,000**

## MEDIAN SALE PRICE



**EDI, VIC, 3678**

**Suburb Median Sale Price (House)**

01 April 2017 to 31 March 2018

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.



**7 WHITTY LANE, WHITFIELD, VIC 3733**

 -  -  -

**Sale Price**

**\$95,000**

Sale Date: 30/05/2015

Distance from Property: 12km



**9 BAKERY LANE, WHITFIELD, VIC 3733**

 **3**  -  -

**Sale Price**

**\$90,000**

Sale Date: 20/01/2017

Distance from Property: 13km



**28 KING VALLEY RD, WHITFIELD, VIC 3733**

 **3**  -  -

**Sale Price**

**\$85,000**

Sale Date: 24/05/2017

Distance from Property: 13km



This report has been compiled on 17/04/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - [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

3564 WANGARATTA-WHITFIELD ROAD, EDI, VIC 3678

Indicative selling price

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

Single Price:

\$99,000

Median sale price

Median price

House

X

Unit


Suburb

EDI

Period

01 April 2017 to 31 March 2018

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
7 WHITTY LANE, WHITFIELD, VIC 3733	\$95,000	30/05/2015
9 BAKERY LANE, WHITFIELD, VIC 3733	\$90,000	20/01/2017
28 KING VALLEY RD, WHITFIELD, VIC 3733	\$85,000	24/05/2017