

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 HULME DRIVE, WANGARATTA, VIC

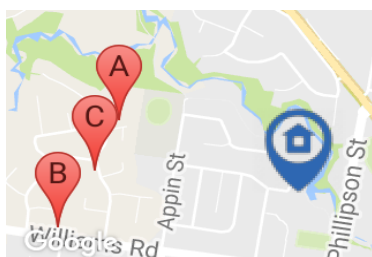
 3  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$368,000

SUBURB MEDIAN



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$272,750

01 April 2016 to 31 March 2017

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.



3 GUNN CRT, WANGARATTA, VIC 3677

 3  2  2

Sale Price

\$360,000

Sale Date: 11/10/2016

Distance from Property: 654m



84 WILLIAMS RD, WANGARATTA, VIC 3677

 3  2  4

Sale Price

\$369,000

Sale Date: 10/10/2016

Distance from Property: 812m



32 COLLYN-DALE DR, WANGARATTA, VIC 3677

 3  2  1

Sale Price

\$347,000

Sale Date: 13/07/2016

Distance from Property: 683m



This report has been compiled on 23/05/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - 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

24 HULME DRIVE, WANGARATTA, VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$368,000

Median sale price

Median price

\$272,750

House

X

Unit

Suburb

WANGARATTA

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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
3 GUNN CRT, WANGARATTA, VIC 3677	\$360,000	11/10/2016
84 WILLIAMS RD, WANGARATTA, VIC 3677	\$369,000	10/10/2016
32 COLLYN-DALE DR, WANGARATTA, VIC 3677	\$347,000	13/07/2016