

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

24 KANANA 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

\$409,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Wangaratta

Period-from

01 May 2022

to

30 Apr 2023

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

1 HOGAN STREET WANGARATTA VIC 3677	\$495,000	02-Feb-23
30 APPIN STREET WANGARATTA VIC 3677	\$358,500	23-Feb-23
2 MOIRA COURT WANGARATTA VIC 3677	\$440,400	16-Feb-22

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: 23 May 2023


**1 HOGAN STREET WANGARATTA
VIC 3677**

Sold Price

\$495,000

Sold Date

02-Feb-23
 3  2  1

Distance

0.05km

**30 APPIN STREET WANGARATTA
VIC 3677**

Sold Price

\$358,500

Sold Date

23-Feb-23
 3  1  1

Distance

0.23km

**2 MOIRA COURT WANGARATTA
VIC 3677**

Sold Price

\$440,400

Sold Date

16-Feb-22
 3  1  2

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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