

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 CUSACK STREET, WANGARATTA, VIC



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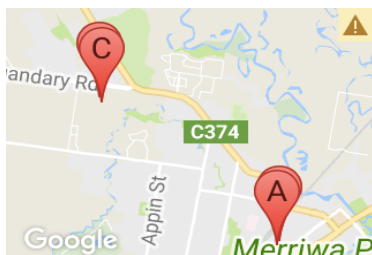
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Indicative Selling Price

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

Single Price: **\$459,000**

MEDIAN SALE PRICE



Suburb Median Sale Price (Other)

\$650,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6/21 CUSACK ST, WANGARATTA, VIC 3677



3



2



2

Sale Price

****\$466,601**

Sale Date: 11/08/2017

Distance from Property: 72m



17 CORNCOB BVD, WANGARATTA, VIC 3677



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Sale Price

\$453,000

Sale Date: 04/01/2018

Distance from Property: 3.2km



14 PEEPBO ST, WANGARATTA, VIC 3677



4



2



2

Sale Price

\$455,000

Sale Date: 20/02/2018

Distance from Property: 3.1km



This report has been compiled on 20/06/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 CUSACK STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$459,000

Median sale price

Median price

\$650,000

House

Unit


Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
6/21 CUSACK ST, WANGARATTA, VIC 3677	**\$466,601	11/08/2017
17 CORNCOB BVD, WANGARATTA, VIC 3677	\$453,000	04/01/2018
14 PEEPBO ST, WANGARATTA, VIC 3677	\$455,000	20/02/2018