

STATEMENT OF INFORMATION

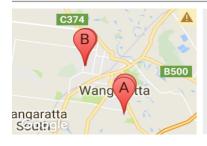
Section 47AF of the Estate Agents Act 1980



90B CRIBBES ROAD, WANGARATTA, VIC 🛱 4 🕒 2 🚓 1

Indicative Selling Price For the meaning of this price see consumer.vic.au/underquoting Price Range:

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

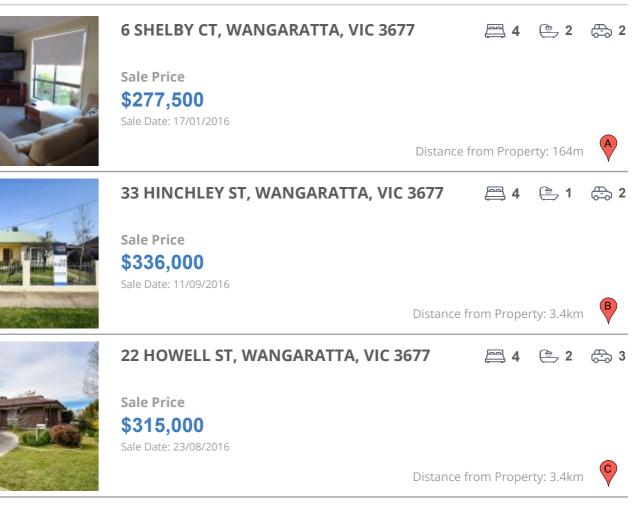
\$267,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



This report has been compiled on 08/11/2017 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 90B CRIBBES ROAD, WANGARATTA, VIC 3677 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Price Range: Median sale price Х Suburb WANGARATTA House Median price \$267,000 Unit 01 October 2016 to 30 September Period Source pricefinder 2017

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
6 SHELBY CT, WANGARATTA, VIC 3677	\$277,500	17/01/2016
33 HINCHLEY ST, WANGARATTA, VIC 3677	\$336,000	11/09/2016
22 HOWELL ST, WANGARATTA, VIC 3677	\$315,000	23/08/2016