

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 NOONAN STREET, WANGARATTA, VIC

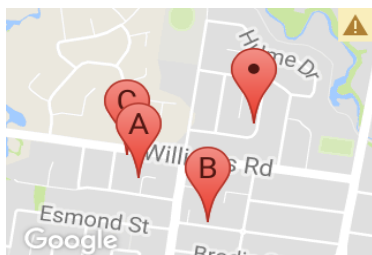
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Indicative Selling Price

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

Single Price: \$275,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$265,500

01 January 2017 to 31 December 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 AVON CRT, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$276,500

Sale Date: 20/07/2017

Distance from Property: 432m



36 TAYLOR ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$285,500

Sale Date: 26/04/2017

Distance from Property: 390m



71 WILLIAMS RD, WANGARATTA, VIC 3677

 3  2  1

Sale Price

\$266,000

Sale Date: 09/11/2017

Distance from Property: 439m



This report has been compiled on 19/02/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 NOONAN STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$275,000

Median sale price

Median price

\$265,500

House

X

Unit


Suburb

WANGARATTA

Period

01 January 2017 to 31 December 2017

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
3 AVON CRT, WANGARATTA, VIC 3677	\$276,500	20/07/2017
36 TAYLOR ST, WANGARATTA, VIC 3677	\$285,500	26/04/2017
71 WILLIAMS RD, WANGARATTA, VIC 3677	\$266,000	09/11/2017