

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



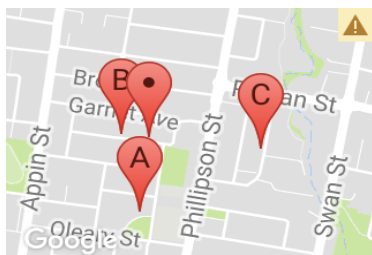
6 SHIEL STREET, WANGARATTA, VIC 3677  3  1  1

Indicative Selling Price

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

Single Price: **\$315,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$280,000

01 April 2017 to 31 March 2018

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.



13 BRIEN CRES, WANGARATTA, VIC 3677

 3  1  3

Sale Price

\$310,000

Sale Date: 21/01/2018

Distance from Property: 273m



18 SHIEL ST, WANGARATTA, VIC 3677

 4  2  2

Sale Price

\$305,000

Sale Date: 16/11/2017

Distance from Property: 94m



18 ORWELL ST, WANGARATTA, VIC 3677

 3  2  1

Sale Price

\$310,000

Sale Date: 25/08/2017

Distance from Property: 374m



This report has been compiled on 18/05/2018 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

6 SHIEL STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$315,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

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
13 BRIEN CRES, WANGARATTA, VIC 3677	\$310,000	21/01/2018
18 SHIEL ST, WANGARATTA, VIC 3677	\$305,000	16/11/2017
18 ORWELL ST, WANGARATTA, VIC 3677	\$310,000	25/08/2017