

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

30 Garnet Avenue 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

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Wangaratta

Period-from

01 Dec 2020

to

30 Nov 2021

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

4 Richard Street Wangaratta VIC 3677	\$450,000	01-Nov-21
26 Shiel Street Wangaratta VIC 3677	\$495,000	23-Sep-21
7 Taylor Street Wangaratta VIC 3677	\$450,000	28-Sep-21

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.~~

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4 Richard Street Wangaratta VIC
3677

3 1 3

Sold Price **\$450,000** Sold Date **01-Nov-21**

Distance **0.04km**



26 Shiel Street Wangaratta VIC
3677

3 1 2

Sold Price **\$495,000** Sold Date **23-Sep-21**

Distance **0.14km**



7 Taylor Street Wangaratta VIC
3677

4 1 2

Sold Price **\$450,000** Sold Date **28-Sep-21**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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