

STATEMENT OF INFORMATION

177 MURDOCH ROAD, WANGARATTA, VIC 3677

PREPARED BY GARRY NASH & CO., 23 BAKER STREET WANGARATTA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



177 MURDOCH ROAD, WANGARATTA, VIC  2  1  1

Indicative Selling Price

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

Single Price: **\$249,500**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$261,000

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.



39 MURDOCH RD, WANGARATTA, VIC 3677

 2  1  1

Sale Price

\$260,000

Sale Date: 17/06/2017

Distance from Property: 1.3km



2 BRASH AVE, WANGARATTA, VIC 3677

 3  1  2

Sale Price

***\$235,000**

Sale Date: 07/12/2017

Distance from Property: 467m



1 MAXWELL ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$240,000

Sale Date: 01/11/2017

Distance from Property: 1.7km



This report has been compiled on 09/02/2018 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

177 MURDOCH ROAD, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$249,500

Median sale price

Median price

\$261,000

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
39 MURDOCH RD, WANGARATTA, VIC 3677	\$260,000	17/06/2017
2 BRASH AVE, WANGARATTA, VIC 3677	*\$235,000	07/12/2017
1 MAXWELL ST, WANGARATTA, VIC 3677	\$240,000	01/11/2017