

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

21-25 Worland Road 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

\$142,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$155,000

Property type

Land

Suburb

Wangaratta

Period-from

01 Jul 2019

to

30 Jun 2020

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

12 Thurles Avenue Wangaratta VIC 3677	\$142,000	10-Feb-20
42A Arlington Park Avenue Wangaratta VIC 3677	\$145,000	20-Apr-20
44B Arlington Park Avenue Wangaratta VIC 3677	\$140,000	16-Mar-20

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.~~

This Statement of Information was prepared on: 13 July 2020



12 Thurles Avenue Wangaratta VIC 3677

Sold Price

\$142,000

Sold Date **10-Feb-20**

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Distance **0.78km**



42A Arlington Park Avenue Wangaratta VIC 3677

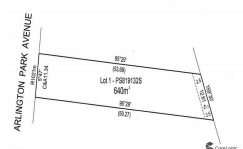
Sold Price

^{RS} **\$145,000** ^{UN}

Sold Date **20-Apr-20**

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Distance **1.07km**



44B Arlington Park Avenue Wangaratta VIC 3677

Sold Price

\$140,000

Sold Date **16-Mar-20**

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Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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