

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 KINGFISHER DRIVE, WANGARATTA,



Indicative Selling Price

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

Single Price: **485,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$279,500

01 July 2016 to 30 June 2017

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.



43 KINGFISHER DR, WANGARATTA, VIC 3677



Sale Price

\$465,000

Sale Date: 01/04/2016

Distance from Property: 40m



17 BILLABONG DR, WANGARATTA, VIC 3677



Sale Price

\$490,000

Sale Date: 08/04/2016

Distance from Property: 119m



22 ALBERT CRT, WANGARATTA, VIC 3677



Sale Price

\$470,000

Sale Date: 01/12/2016

Distance from Property: 204m



This report has been compiled on 17/07/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - 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 52 KINGFISHER DRIVE, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price: 485,000

Median sale price

Median price \$279,500 House ☒ Unit ☐ Suburb WANGARATTA
Period 01 July 2016 to 30 June 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
43 KINGFISHER DR, WANGARATTA, VIC 3677	\$465,000	01/04/2016
17 BILLABONG DR, WANGARATTA, VIC 3677	\$490,000	08/04/2016
22 ALBERT CRT, WANGARATTA, VIC 3677	\$470,000	01/12/2016