

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

35 MURDOCH ROAD, WANGARATTA, VIC 3677

Indicative selling price

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

Single price

or range between

\$489,500

&

\$537,500

Median sale price

Median price

\$505,473

Property Type

House

Suburb

WANGARATTA, VIC 3677

Period - From

09/24

to

02/25

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

73 MURDOCH ROAD WANGARATTA VIC 3677

\$500,000

01/12/2024

6 MOORE STREET WANGARATTA VIC 3677

\$535,000

27/11/2024

29 MURDOCH ROAD WANGARATTA VIC 3677

\$480,000

09/09/2024

This Statement of Information was prepared on:

24/02/2025