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 ELIZABETH STREET WAHGUNYAH VIC 3687

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	′ 」 あるノロ ロロロ	&	\$340,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$372,000	Property type	House	Suburb	Wahgunyah			

28 Feb 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2021

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
9 MAIN STREET WAHGUNYAH VIC 3687	\$362,500	21-Sep-21
26 BANKSIA DRIVE COROWA NSW 2646	\$330,000	04-Jun-21
8A FREDERICK STREET WAHGUNYAH VIC 3687	\$250,000	31-Aug-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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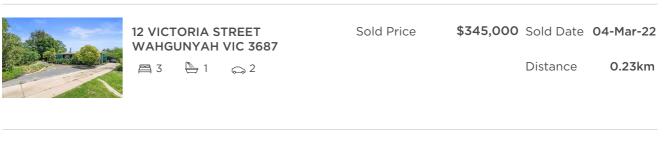
The	9 MAIN 3687	STREET	WAHGUNYAH VIC	Sold Price	\$362,500	Sold Date	21-Sep-21
	่ ☐ 3	2	Ç ⇒ 2			Distance	0.42km



26 BAN 2646	IKSIA D	RIVE C	OROWA NSW	Sold Price	\$330,000	Sold Date	04-Jun-21
	2	⊜ 1				Distance	1.37km



8A FREDERICK STREET WAHGUNYAH VIC 3687	Sold Price	\$250,000	Sold Date	31-Aug-21
酉 3 № 2 _⊷ 1			Distance	0.45km
32 VICTORIA STREET WAHGUNYAH VIC 3687	Sold Price	\$295,000	Sold Date	12-Aug-21
🛱 3 👆 1 😞 1			Distance	0.13km





 12 FREDERICK STREET
 Sold Price
 \$33

 WAHGUNYAH VIC 3687

 □ 3
 □ 1
 □ 2

\$330,000 Sold Date **17-Jan-22** Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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