

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

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

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,000

Property type

House

Suburb

Wahgunyah

Period-from

01 Mar 2021

to

28 Feb 2022

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

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.~~

This Statement of Information was prepared on: 25 March 2022



9 MAIN STREET WAHGUNYAH VIC 3687

Sold Price

\$362,500

Sold Date

21-Sep-21



3



2



2

Distance

0.42km



26 BANKSIA DRIVE COROWA NSW 2646

Sold Price

\$330,000

Sold Date

04-Jun-21



3



2



1

Distance

1.37km



8A FREDERICK STREET WAHGUNYAH VIC 3687

Sold Price

\$250,000

Sold Date

31-Aug-21



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 VICTORIA STREET WAHGUNYAH VIC 3687

Sold Price

\$345,000

Sold Date

04-Mar-22



3



1



2

Distance

0.23km



12 FREDERICK STREET WAHGUNYAH VIC 3687

Sold Price

\$330,000

Sold Date

17-Jan-22



3



1



2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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