

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12/15 SPEARING STREET, WANGARATTA,  1  -  -

Indicative Selling Price

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

Single Price: **127,000**

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (Unit)

\$220,000

01 July 2016 to 30 June 2017

Provided by: 

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.



1/20 MEDOWRA AVE, WANGARATTA, VIC 3677  1  1  1

Sale Price

\$140,000

Sale Date: 05/12/2016

Distance from Property: 913m



6/33 APPIN ST, WANGARATTA, VIC 3677  2  1  1

Sale Price

\$140,500

Sale Date: 11/04/2017

Distance from Property: 1.6km



3/53 JOYCE WAY, WANGARATTA, VIC 3677  2  1  1

Sale Price

\$135,000

Sale Date: 10/03/2016

Distance from Property: 2.6km



This report has been compiled on 27/07/2017 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

12/15 SPEARING STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

127,000

Median sale price

Median price

\$220,000

House

Unit

X

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
1/20 MEDOWRA AVE, WANGARATTA, VIC 3677	\$140,000	05/12/2016
6/33 APPIN ST, WANGARATTA, VIC 3677	\$140,500	11/04/2017
3/53 JOYCE WAY, WANGARATTA, VIC 3677	\$135,000	10/03/2016