

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

31 VICTORY PARADE WANGARATTA VIC 3677

Indicative selling price

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

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Land

Suburb

Wangaratta

Period-from

01 May 2022

to

30 Apr 2023

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

3 TUDGEY STREET WANGARATTA VIC 3677	\$410,000	13-Jan-23
12 LANGLANDS STREET WANGARATTA VIC 3677	\$385,000	08-Nov-22
41 IRWIN AVENUE WANGARATTA VIC 3677	\$460,000	14-Feb-23

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: 12 May 2023



**3 TUDGEY STREET WANGARATTA
VIC 3677**

Sold Price

\$410,000

Sold Date

13-Jan-23



3



2



1

Distance

0.1km



**12 LANGLANDS STREET
WANGARATTA VIC 3677**

Sold Price

\$385,000

Sold Date

08-Nov-22



3



1



1

Distance

0.13km



**41 IRWIN AVENUE WANGARATTA
VIC 3677**

Sold Price

\$460,000

Sold Date

14-Feb-23



3



1



1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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