

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 19 MONASH DRIVE, WANGARATTA, VIC





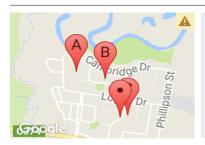


**Indicative Selling Price** 

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

Single Price: \$445,000

### **MEDIAN SALE PRICE**



## WANGARATTA, VIC, 3677

**Suburb Median Sale Price (House)** 

\$267,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

#### **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.



9 BOSTON CRT, WANGARATTA, VIC 3677







Sale Price

\$429,500

Sale Date: 29/11/2016

Distance from Property: 441m





16 SWINBURNE DR, WANGARATTA, VIC 3677







Sale Price

\$449,900

Sale Date: 20/03/2017

Distance from Property: 297m





20 MONASH DR, WANGARATTA, VIC 3677







**Sale Price** 

\$455.000

Sale Date: 24/07/2017

Distance from Property: 54m



# 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	19 MONASH DRIVE, WANGARATTA, VIC 3677
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## Indicative selling price

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

Single Price:	\$445,000

### Median sale price

Median price	\$267,000	House	X	Unit	Suburb	WANGARATTA
Period	01 October 2016 to 30 September 2017		Source	pricefinder		

### 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
9 BOSTON CRT, WANGARATTA, VIC 3677	\$429,500	29/11/2016
16 SWINBURNE DR, WANGARATTA, VIC 3677	\$449,900	20/03/2017
20 MONASH DR, WANGARATTA, VIC 3677	\$455,000	24/07/2017