

STATEMENT OF INFORMATION

6 SPINK AVENUE, WANGARATTA, VIC 3677

PREPARED BY GARRY NASH & CO., 23 BAKER STREET WANGARATTA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 SPINK AVENUE, WANGARATTA, VIC

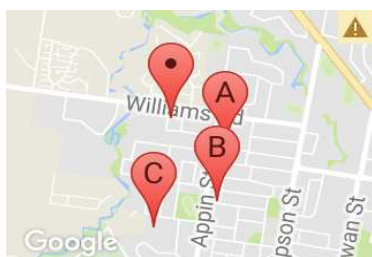
 4  2  3

Indicative Selling Price

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

Single Price: \$292,500

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$275,000

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.



40 TAYLOR ST, WANGARATTA, VIC 3677

 3  1  4

Sale Price

\$290,000

Sale Date: 22/05/2017

Distance from Property: 418m



30 IRWIN AVE, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$287,000

Sale Date: 01/12/2016

Distance from Property: 678m



18 HOGAN ST, WANGARATTA, VIC 3677

 3  2  1

Sale Price

\$297,500

Sale Date: 04/11/2016

Distance from Property: 805m



This report has been compiled on 16/08/2017 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 6 SPINK AVENUE, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price: \$292,500

Median sale price

Median price \$275,000 House ☒ Unit ☐ 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
40 TAYLOR ST, WANGARATTA, VIC 3677	\$290,000	22/05/2017
30 IRWIN AVE, WANGARATTA, VIC 3677	\$287,000	01/12/2016
18 HOGAN ST, WANGARATTA, VIC 3677	\$297,500	04/11/2016