

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25 MEDOWRA AVENUE, WANGARATTA,**

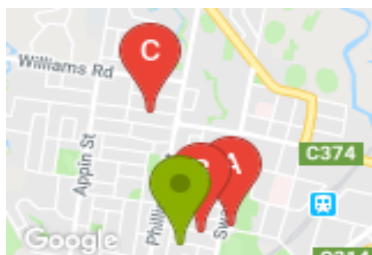
 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$379,000**

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

Suburb Median Sale Price (House)

**\$280,500**

01 April 2017 to 31 March 2018

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.



**66 ROY ST, WANGARATTA, VIC 3677**

 3  1  2

Sale Price

**\$366,000**

Sale Date: 31/01/2018

Distance from Property: 367m



**13 MEPUNGA AVE, WANGARATTA, VIC 3677**

 4  2  3

Sale Price

**\$361,700**

Sale Date: 07/09/2017

Distance from Property: 161m



**15 TAYLOR ST, WANGARATTA, VIC 3677**

 5  2  2

Sale Price

**\$358,000**

Sale Date: 10/10/2017

Distance from Property: 978m



This report has been compiled on 29/06/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

25 MEDOWRA AVENUE, WANGARATTA, VIC 3677

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$379,000

Median sale price

Median price

\$280,500

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

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
66 ROY ST, WANGARATTA, VIC 3677	\$366,000	31/01/2018
13 MEPUNGA AVE, WANGARATTA, VIC 3677	\$361,700	07/09/2017
15 TAYLOR ST, WANGARATTA, VIC 3677	\$358,000	10/10/2017