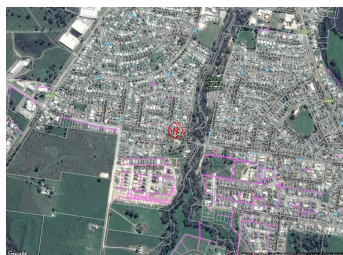


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**35 CRIBBES ROAD, WANGARATTA, VIC**

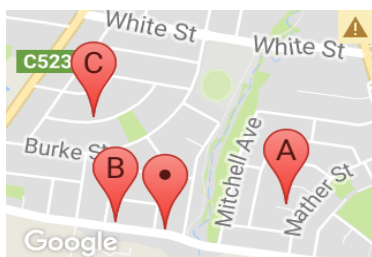


### Indicative Selling Price

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

**Price Range:**

## 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.



**6 FULTON CRT, WANGARATTA, VIC 3677**



Sale Price

**\$210,000**

Sale Date: 17/08/2016

Distance from Property: 412m



**21 CRIBBES RD, WANGARATTA, VIC 3677**



Sale Price

**\$191,000**

Sale Date: 02/08/2016

Distance from Property: 166m



**11 MANLEY CRES, WANGARATTA, VIC 3677**



Sale Price

**\$210,000**

Sale Date: 26/04/2016

Distance from Property: 473m



This report has been compiled on 03/08/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [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

35 CRIBBES ROAD, WANGARATTA, VIC 3677

Indicative selling price

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

Price Range:

Median sale price

Median price

\$275,000

House

X

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
6 FULTON CRT, WANGARATTA, VIC 3677	\$210,000	17/08/2016
21 CRIBBES RD, WANGARATTA, VIC 3677	\$191,000	02/08/2016
11 MANLEY CRES, WANGARATTA, VIC 3677	\$210,000	26/04/2016