GARRY NASH & CO. EST 1981

STATEMENT OF INFORMATION
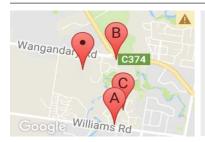Section 47AF of the Estate Agents Act 1980

14 PEEPBO STREET, WANGARATTA, VIC   4   2   2

Indicative Selling Price

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

Single Price: **$469,900**

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.

86 WILLIAMS RD, WANGARATTA, VIC 3677   4   3   2

Sale Price

$420,000

Sale Date: 15/06/2017

Distance from Property: 912m   **A**

11 LOUISIANA AVE, WANGARATTA, VIC 3677   4   2   2

Sale Price

$449,000

Sale Date: 30/03/2017

Distance from Property: 471m   **B**

28 COLLYN-DALE DR, WANGARATTA, VIC 3677   4   2   3

Sale Price

$450,000

Sale Date: 11/01/2017

Distance from Property: 794m   **C**

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	14 PEEPBO STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:	$469,900

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
86 WILLIAMS RD, WANGARATTA, VIC 3677	$420,000	15/06/2017
11 LOUISIANA AVE, WANGARATTA, VIC 3677	$449,000	30/03/2017
28 COLLYN-DALE DR, WANGARATTA, VIC 3677	$450,000	11/01/2017