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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

4/13 Garfish Court Wangaratta VIC 3677

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## Indicative Selling Price

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

Single Price \$110,000

## Median Sale Price

\$135,000 Lands in Wangaratta between Sep 2017 - Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

|   |            |                  |           |                  |
|---|------------|------------------|-----------|------------------|
| <b>3/13 Garfish Court Wangaratta VIC 3677</b>   | Sold Price | <b>\$103,000</b> | Sold Date | <b>15-Aug-17</b> |
|  -  -  - |            |                  | Distance  | <b>0.02km</b>    |

|   |            |                  |           |                  |
|---|------------|------------------|-----------|------------------|
| <b>1/13 Garfish Court Wangaratta VIC 3677</b>   | Sold Price | <b>\$104,500</b> | Sold Date | <b>06-Jul-17</b> |
|  3  2  2 |            |                  | Distance  | <b>0.04km</b>    |



|   |            |                 |           |                  |
|---|------------|-----------------|-----------|------------------|
| <b>27 Joyce Way Wangaratta VIC 3677</b>   | Sold Price | <b>\$97,500</b> | Sold Date | <b>13-Apr-18</b> |
|  3  2  2 |            |                 | Distance  | <b>1.33km</b>    |

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