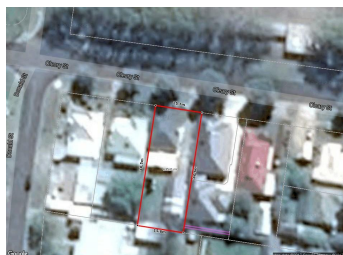


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 O'LEARY STREET, WANGARATTA, VIC

 3  1  1

Indicative Selling Price

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

235,000

SUBURB MEDIAN



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$275,000

01 April 2016 to 31 March 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.



20 PARK CRES, WANGARATTA, VIC 3677

 3  1  1

Sale Price

\$242,000

Sale Date: 20/03/2017

Distance from Property: 1.6km



18 TURNER ST, WANGARATTA, VIC 3677

 3  1  3

Sale Price

\$250,000

Sale Date: 16/02/2017

Distance from Property: 1.1km



16 MEDOWRA AVE, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$238,000

Sale Date: 21/11/2016

Distance from Property: 394m



This report has been compiled on 07/06/2017 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

5 OLEARY STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price / Range

235,000

Median sale price

Median price

\$275,000

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2016 to 31 March 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
20 PARK CRES, WANGARATTA, VIC 3677	\$242,000	20/03/2017
18 TURNER ST, WANGARATTA, VIC 3677	\$250,000	16/02/2017
16 MEDOWRA AVE, WANGARATTA, VIC 3677	\$238,000	21/11/2016