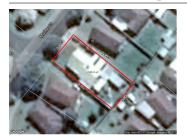


### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 16 MATHER STREET, WANGARATTA, VIC 🚐 3 🕒 -





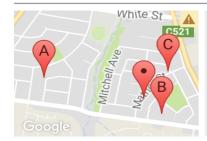


**Indicative Selling Price** 

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

Single Price: \$194,000

### **MEDIAN SALE PRICE**



# WANGARATTA, VIC, 3677

**Suburb Median Sale Price (House)** 

\$274,750

01 July 2016 to 30 June 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.



## 20 BATCHELOR CRES, WANGARATTA, VIC







Sale Price

\$175,000

Sale Date: 22/05/2017

Distance from Property: 681m





8 SEARLE CRT, WANGARATTA, VIC 3677







Sale Price

\$195,000

Sale Date: 06/04/2017

Distance from Property: 167m





1 HALLETT CRES, WANGARATTA, VIC 3677

Sale Price

\$185.000

Sale Date: 14/03/2017

Distance from Property: 254m



# 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	16 MATHER STREET, WANGARATTA, VIC 3677
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### Indicative selling price

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

Single Price: \$194,000

### Median sale price

Median price	\$274,750	House	X	Unit		Suburb	WANGARATTA
Period	01 July 2016 to 30 June 2017			Sourc	ce	P	ricefinder

## 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 BATCHELOR CRES, WANGARATTA, VIC 3677	\$175,000	22/05/2017
8 SEARLE CRT, WANGARATTA, VIC 3677	\$195,000	06/04/2017
1 HALLETT CRES, WANGARATTA, VIC 3677	\$185,000	14/03/2017

