

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 VINCENT ROAD, WANGARATTA, VIC

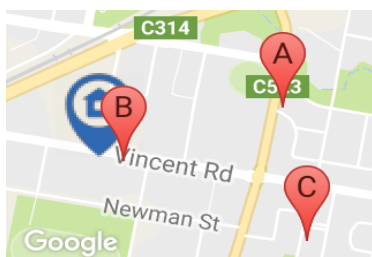


Indicative Selling Price

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

\$160,000 to \$175,000

SUBURB MEDIAN



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$273,000

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.



11 GRETA RD, WANGARATTA, VIC 3677



Sale Price

\$173,000

Sale Date: 16/12/2016

Distance from Property: 638m



103 VINCENT RD, WANGARATTA, VIC 3677



Sale Price

\$156,156

Sale Date: 31/10/2016

Distance from Property: 84m



15 WILLS ST, WANGARATTA, VIC 3677



Sale Price

\$180,000

Sale Date: 14/10/2016

Distance from Property: 757m



This report has been compiled on 30/05/2017 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

113 VINCENT ROAD, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price / Range

\$160,000 to \$175,000

Median sale price

Median price

\$273,000

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
11 GRETA RD, WANGARATTA, VIC 3677	\$173,000	16/12/2016
103 VINCENT RD, WANGARATTA, VIC 3677	\$156,156	31/10/2016
15 WILLS ST, WANGARATTA, VIC 3677	\$180,000	14/10/2016