

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



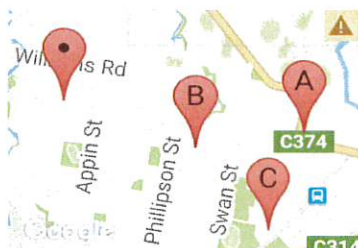
17 ESMOND STREET, WANGARATTA, VIC  3  1  1

Indicative Selling Price

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

Price Range:

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.



56 GREEN ST, WANGARATTA, VIC 3677

 3  1  1

Sale Price

***\$325,000**

Sale Date: 16/09/2017

Distance from Property: 1.7km



18 ORWELL ST, WANGARATTA, VIC 3677

 3  2  1

Sale Price

\$310,000

Sale Date: 25/08/2017

Distance from Property: 985m



41 ROY ST, WANGARATTA, VIC 3677

 3  1  2

Sale Price

\$317,000

Sale Date: 03/03/2017

Distance from Property: 1.7km



This report has been compiled on 05/12/2017 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

17 ESMOND STREET, WANGARATTA, VIC 3677

Indicative selling price

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

Price Range:

Median sale price

Median price

\$267,000

House

☒

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
56 GREEN ST, WANGARATTA, VIC 3677	*\$325,000	16/09/2017
18 ORWELL ST, WANGARATTA, VIC 3677	\$310,000	25/08/2017
41 ROY ST, WANGARATTA, VIC 3677	\$317,000	03/08/2017