



Connor Tait

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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

4 Avon Court Wangaratta VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$308,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

*House

X

*Unit

Suburb

Wangaratta

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

84 Appin Street Wangaratta VIC 3677	\$305,000	30-Apr-18
4 Gunther Street Wangaratta VIC 3677	\$310,000	10-Sep-18
20 Brodie Street Wangaratta VIC 3677	\$308,000	27-Feb-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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84 Appin Street Wangaratta VIC 3677

3 1 3

Sold Price **\$305,000** Sold Date **30-Apr-18**

Distance **0.31km**



4 Gunther Street Wangaratta VIC 3677

3 1 1

Sold Price **\$310,000** Sold Date **10-Sep-18**

Distance **0.37km**



20 Brodie Street Wangaratta VIC 3677

3 1 1

Sold Price **\$308,000** Sold Date **27-Feb-19**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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