

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 SLOAN STREET, WANGARATTA, VIC**

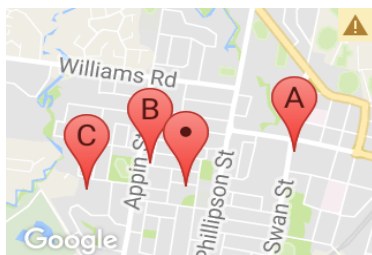
 3  1  3

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$285,000**

## MEDIAN SALE PRICE



**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.



**92 SWAN ST, WANGARATTA, VIC 3677**

 3  1  2

Sale Price

**\$279,000**

Sale Date: 07/03/2017

Distance from Property: 761m



**30 IRWIN AVE, WANGARATTA, VIC 3677**

 3  1  2

Sale Price

**\$287,000**

Sale Date: 01/12/2016

Distance from Property: 292m



**18 HOGAN ST, WANGARATTA, VIC 3677**

 3  2  1

Sale Price

**\$297,500**

Sale Date: 04/11/2016

Distance from Property: 664m



This report has been compiled on 29/06/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

3 SLOAN STREET, WANGARATTA, VIC 3677

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$285,000

### Median sale price

Median price

\$275,000

House

Unit

Suburb

WANGARATTA

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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
92 SWAN ST, WANGARATTA, VIC 3677	\$279,000	07/03/2017
30 IRWIN AVE, WANGARATTA, VIC 3677	\$287,000	01/12/2016
18 HOGAN ST, WANGARATTA, VIC 3677	\$297,500	04/11/2016