

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/5 EVANS STREET, WANGARATTA, VIC







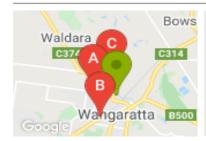
Indicative Selling Price

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

Single Price:

\$274,000

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (Unit)

\$240,525

01 January 2020 to 31 December 2020

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.



1/10 SKEHAN AVE, WANGARATTA, VIC 3677







Sale Price

\$259,000

Sale Date: 24/11/2020

Distance from Property: 1.2km













\$242,050

Sale Date: 08/09/2020

Distance from Property: 1.5km





2/7 OVENS VIEW TCE, WANGARATTA, VIC 3677 📇 2 🕒 1







Sale Price

\$280,000

Sale Date: 11/08/2020

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Address Including suburb and	2/5 EVANS STREET, WANGARATTA, VIC 3677
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Indicative selling price

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Median sale price

Median price	\$240,525	Property type	Unit	Suburb	WANGARATTA
Period	01 January 2020 to 31 December 2020		Source	F	oricefinder

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
1/10 SKEHAN AVE, WANGARATTA, VIC 3677	\$259,000	24/11/2020
1/1 SWAN ST, WANGARATTA, VIC 3677	\$242,050	08/09/2020
2/7 OVENS VIEW TCE, WANGARATTA, VIC 3677	\$280,000	11/08/2020

This Statement of Information was prepared

29/01/2021

