

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 2 LESLEY COURT, WANGARATTA, VIC

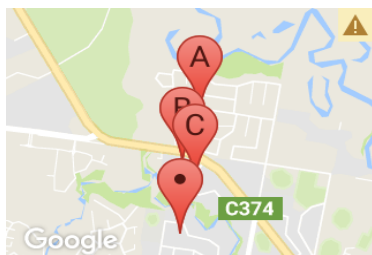
 4  2  2

#### Indicative Selling Price

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

Single Price: **\$449,000**

## MEDIAN SALE PRICE



### WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

**\$265,500**

01 January 2017 to 31 December 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.



### 29 LOGAN DR, WANGARATTA, VIC 3677

 4  2  2

Sale Price

**\$395,000**

Sale Date: 16/11/2016

Distance from Property: 912m



### 2 MCDONALD CRT, WANGARATTA, VIC 3677

 4  2  2

Sale Price

**\$430,000**

Sale Date: 11/10/2016

Distance from Property: 523m



### 7 WARATAH DR, WANGARATTA, VIC 3677

 5  2  2

Sale Price

**\$415,000**

Sale Date: 23/08/2016

Distance from Property: 415m



This report has been compiled on 22/02/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - [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

2 LESLEY COURT, 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:

\$449,000

Median sale price

Median price

\$265,500

House

X

Unit


Suburb

WANGARATTA

Period

01 January 2017 to 31 December 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
29 LOGAN DR, WANGARATTA, VIC 3677	\$395,000	16/11/2016
2 MCDONALD CRT, WANGARATTA, VIC 3677	\$430,000	11/10/2016
7 WARATAH DR, WANGARATTA, VIC 3677	\$415,000	23/08/2016