

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7A HOYSTED COURT, WANGARATTA, VIC**  3  2  1

### Indicative Selling Price

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

Single Price: **\$339,500**

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

Suburb Median Sale Price (House)

**\$279,500**

01 April 2017 to 31 March 2018

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.



**43 CREEK VIEW END, WANGARATTA, VIC 3677**  3  2  2

Sale Price

**\$330,000**

Sale Date: 04/07/2017

Distance from Property: 939m



**37 THOMAS WEDGE DR, WANGARATTA, VIC**  3  2  2

Sale Price

**\*\$325,000**

Sale Date: 17/04/2018

Distance from Property: 4.4km



**14 KINGFISHER DR, WANGARATTA, VIC 3677**  3  2  2

Sale Price

**\$314,000**

Sale Date: 19/06/2017

Distance from Property: 4.7km



This report has been compiled on 09/05/2018 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

7A HOYSTED 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:

\$339,500

Median sale price

Median price

\$279,500

House

X

Unit


Suburb

WANGARATTA

Period

01 April 2017 to 31 March 2018

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
43 CREEK VIEW END, WANGARATTA, VIC 3677	\$330,000	04/07/2017
37 THOMAS WEDGE DR, WANGARATTA, VIC 3677	*\$325,000	17/04/2018
14 KINGFISHER DR, WANGARATTA, VIC 3677	\$314,000	19/06/2017