

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 CAVANAGH STREET, WANGARATTA,**

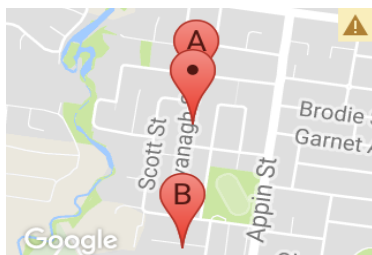
 4  2  2

### Indicative Selling Price

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

Single Price: **\$331,000**

## MEDIAN SALE PRICE



**WANGARATTA, VIC, 3677**

Suburb Median Sale Price (House)

**\$275,000**

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**34 CAVANAGH ST, WANGARATTA, VIC 3677**

 3  2  3

Sale Price

**\$320,000**

Sale Date: 25/01/2017

Distance from Property: 108m



**7 HOGAN ST, WANGARATTA, VIC 3677**

 3  2  2

Sale Price

**\$340,000**

Sale Date: 21/12/2016

Distance from Property: 452m



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

22 CAVANAGH STREET, WANGARATTA, VIC 3677

Indicative selling price

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Single Price:

\$331,000

Median sale price

Median price

\$275,000

House

X

Unit


Suburb

WANGARATTA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
34 CAVANAGH ST, WANGARATTA, VIC 3677	\$320,000	25/01/2017
7 HOGAN ST, WANGARATTA, VIC 3677	\$340,000	21/12/2016