

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 DUNLOP STREET WANGARATTA VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$458,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

House

Suburb

Wangaratta

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

30 GARNET AVENUE WANGARATTA VIC 3677	\$471,000	20-Jan-22
4 HOWELL STREET WANGARATTA VIC 3677	\$465,000	13-Dec-21
2 MOIRA COURT WANGARATTA VIC 3677	\$440,400	16-Feb-22

OR

B* ~~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.~~

This Statement of Information was prepared on: 07 July 2022



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30 GARNET AVENUE
WARRAGUL VIC 3677

Sold Price

\$471,000 Sold Date 20-Jan-22

Distance -

3 1 2



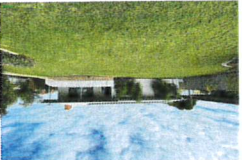
4 HOWELL STREET WARRAGUL VIC 3677

Sold Price

\$465,000 Sold Date 13-Dec-21

Distance -

3 1 2



2 MOIRA COURT WARRAGUL VIC 3677

Sold Price

\$440,400 Sold Date 16-Feb-22

Distance -

3 1 2

RS = Recent sale UN = Undisclosed Sale

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