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

LOT 1 PARK CRESCENT 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	\$829,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$530,000	Prope	erty type		Other	Suburb	Wangaratta
Period-from	01 May 2023	to	30 Apr 2	2024	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
209 PHILLIPSON STREET WANGARATTA VIC 3677	\$730,000	08-May-24
14 UNIVERSITY WAY WANGARATTA VIC 3677	\$835,000	26-May-23
13 DIXON STREET WANGARATTA VIC 3677	\$828,000	01-Apr-24

OR

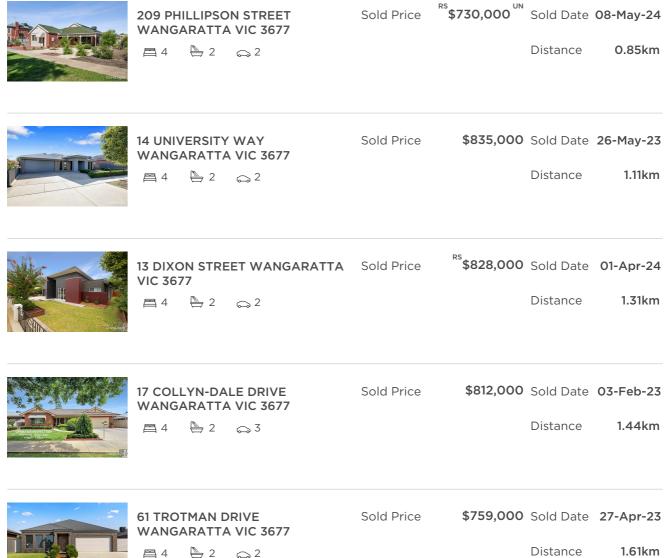
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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consumer.vic.gov.au

Lou Pomponio
P 0427358901
M 0427358901
E lou.pomponio@obrienrealestate.com.au



RS = Recent sale UN = Undisclosed Sale

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