

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**319 WANGARATTA-ELDORADO ROAD,**

 -  -  -

**Indicative Selling Price**

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

**Single Price: \$531,000**

## MEDIAN SALE PRICE



**NORTH WANGARATTA, VIC, 3678**

**Suburb Median Sale Price (House)**

**\$650,000**

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.



**165 BODSWORTH LANE, LACEBY, VIC 3678**

 3  2  6

**Sale Price**

**\$439,000**

Sale Date: 27/04/2017

Distance from Property: 8.8km



**490 GRETA RD, LACEBY, VIC 3678**

 3  -  -

**Sale Price**

**\$470,000**

Sale Date: 15/05/2017

Distance from Property: 11km



**25 KLEMM RD, EAST WANGARATTA, VIC 3678**

 7  3  2

**Sale Price**

**\*\$570,000**

Sale Date: 28/10/2017

Distance from Property: 2km



This report has been compiled on 01/02/2018 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

319 WANGARATTA-ELDORADO ROAD, NORTH WANGARATTA, VIC 3678

Indicative selling price

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

Single Price:

\$531,000

Median sale price

Median price

\$650,000

House

X

Unit


Suburb

NORTH 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
165 BODSWORTH LANE, LACEBY, VIC 3678	\$439,000	27/04/2017
490 GRETA RD, LACEBY, VIC 3678	\$470,000	15/05/2017
25 KLEMM RD, EAST WANGARATTA, VIC 3678	*\$570,000	28/10/2017