

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

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: **pricefinder**

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







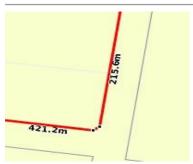
Sale Price

\$439,000

Sale Date: 27/04/2017

Distance from Property: 8.8km





490 GRETA RD, LACEBY, VIC 3678







Sale Price

\$470,000

Sale Date: 15/05/2017

Distance from Property: 11km





25 KLEMM RD, EAST WANGARATTA, VIC 3678 🕮 7







Sale Price

*\$570.000

Sale Date: 28/10/2017

Distance from Property: 2km



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
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Indicative selling price

For the meaning of this price see 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	p	ricefinder	

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