

STATEMENT OF INFORMATION

14 CALLANDER AVENUE, WANGARATTA, VIC 3677
PREPARED BY CONNOR TAIT, TAIT REAL ESTATE & CO, PHONE: 0493674245



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 CALLANDER AVENUE, WANGARATTA, 🕮 3 🕒 1 😂 4







Indicative Selling Price

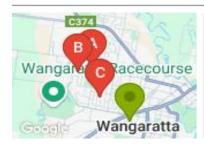
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$520,000

Provided by: Connor Tait, Tait Real Estate & Co

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$525,000

01 April 2024 to 31 March 2025

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 agents representative considers to be most comparable to the property for sale.



2 ESMOND ST, WANGARATTA, VIC 3677







Sale Price

*\$520,000

Sale Date: 09/04/2025

Distance from Property: 1.9km





35 SCOTT ST, WANGARATTA, VIC 3677







Sale Price

***\$545,000**

Sale Date: 25/03/2025

Distance from Property: 2km





27 BURNS ST, WANGARATTA, VIC 3677







Sale Price

\$515.000

Sale Date: 15/01/2025

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

| Address Including suburb and postcode | 14 CALLANDER AVENUE WANGARATTA VIC 3677 |
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Indicative selling price

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| Single Price: | \$520,000 |
|---------------|-----------|
| Single Price: | \$520,000 |

Median sale price

| Median price | \$525,000 | Property type | House | | Suburb | WANGARATTA |
|--------------|------------------------|---------------|-------|---|------------|------------|
| Period | 01 April 2024 to 31 Ma | 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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|-----------------------------------|------------|--------------|
| 2 ESMOND ST, WANGARATTA, VIC 3677 | *\$520,000 | 09/04/2025 |
| 35 SCOTT ST, WANGARATTA, VIC 3677 | *\$545,000 | 25/03/2025 |
| 27 BURNS ST, WANGARATTA, VIC 3677 | \$515,000 | 15/01/2025 |

This Statement of Information was prepared on:

02/05/2025

