

## 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

2/4 SAMANTHA PLACE WANGARATTA VIC 3677

### Indicative selling price

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

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$327,500

Property type

Unit

Suburb

Wangaratta

Period-from

01 Feb 2024

to

31 Jan 2025

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

32 THOMAS WEDGE DRIVE WANGARATTA VIC 3677	\$485,000	29-Oct-24
2/50 CRIBBES ROAD WANGARATTA VIC 3677	\$485,000	26-Mar-24
3/23 ORKNEY STREET WANGARATTA VIC 3677	\$440,000	05-Sep-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.

This Statement of Information was prepared on: 28 February 2025

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**32 THOMAS WEDGE DRIVE  
WANGARATTA VIC 3677**

 3  2  -

Sold Price **\$485,000** Sold Date **29-Oct-24**

Distance **0.31km**



**2/50 CRIBBES ROAD  
WANGARATTA VIC 3677**

 3  2  4

Sold Price Sold Date **26-Mar-24**

Distance **0.43km**



**3/23 ORKNEY STREET  
WANGARATTA VIC 3677**

 3  2  2

Sold Price **\$440,000** Sold Date **05-Sep-24**

Distance **3.88km**

**RS** = Recent sale **UN** = Undisclosed Sale

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