

## 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 220 FIRETALE ROAD 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	\$488,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$292,250	Property type	Land	Suburb	Wangaratta
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

### 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
6 SANDALWOOD STREET WANGARATTA VIC 3677	\$275,000	16-Apr-25
12 ACACIA STREET WANGARATTA VIC 3677	\$290,000	04-Jul-24
10 SALTBUSH STREET WANGARATTA VIC 3677	\$316,200	27-Dec-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: 05 November 2025

**6 SANDALWOOD STREET  
WANGARATTA VIC 3677**

4 2 -

Sold Price

**\$275,000** Sold Date **16-Apr-25**Distance **0.1km****12 ACACIA STREET WANGARATTA  
VIC 3677**

4 2 -

Sold Price

**\$290,000** Sold Date **04-Jul-24**Distance **0.28km****10 SALT BUSH STREET  
WANGARATTA VIC 3677**

3 2 -

Sold Price

**\$316,200** Sold Date **27-Dec-24**Distance **0.28km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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