

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

38/38A WILLOW DRIVE 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

\$205,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,500

Property type

House

Suburb

Wangaratta

Period-from

01 Jun 2024

to

31 May 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

35 CAROLINA AVENUE WANGARATTA VIC 3677	\$187,500	27-Feb-25
20 GEMSTONE VIEW WANGARATTA VIC 3677	\$210,000	10-Jan-25
16 GEMSTONE VIEW WANGARATTA VIC 3677	\$222,000	24-Jan-25

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: 10 June 2025


**35 CAROLINA AVENUE
WANGARATTA VIC 3677**
 -  -  -

Sold Price **\$187,500** Sold Date **27-Feb-25**

Distance **1.25km**

**20 GEMSTONE VIEW
WANGARATTA VIC 3677**
 -  -  -

Sold Price **\$210,000** Sold Date **10-Jan-25**

Distance **0.55km**

**16 GEMSTONE VIEW
WANGARATTA VIC 3677**
 -  -  -

Sold Price **\$222,000** Sold Date **24-Jan-25**

Distance **0.57km**
RS = Recent sale

UN = Undisclosed Sale

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