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 6 KINGFISHER 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	\$549,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$519,000	Prop	erty type House		Suburb	Wangaratta	
Period-from	01 Sep 2024	to	31 Aug 2	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
4 KINGFISHER DRIVE WANGARATTA VIC 3677	\$551,000	23-May-24
10 GARFISH COURT WANGARATTA VIC 3677	\$585,000	09-Apr-25
13 JOYCE WAY WANGARATTA VIC 3677	\$515,000	12-Nov-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: 15 September 2025





Admin Wang

E admin.wang@landmarkharcourts.com.au



4 KINGFISHER DRIVE WANGARATTA VIC 3677

 Sold Price

\$551,000 Sold Date 23-May-24

Distance 0.03km



10 GARFISH COURT WANGARATTA VIC 3677

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Sold Price

\$585,000 Sold Date 09-Apr-25

Distance 0.77km



13 JOYCE WAY WANGARATTA VIC Sold Price

□ 3 **□** 2 **□** 2

\$515,000 Sold Date 12-Nov-24

Distance 1.81km

RS = Recent sale UN = Undisclosed Sale

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