

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

9 PAULINE TERRACE 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

or range
between

\$745,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Wangaratta

Period-from

01 Jul 2023

to

30 Jun 2024

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

10 DIANNE CLOSE WANGARATTA VIC 3677	\$805,000	26-Oct-23
32 ARLINGTON PARK AVENUE WANGARATTA VIC 3677	\$717,000	31-Jan-24
24 SARAKOS CIRCUIT WANGARATTA VIC 3677	\$725,000	29-Jul-23

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: 09 July 2024



**10 DIANNE CLOSE WANGARATTA
VIC 3677**

 4  2  2

Sold Price

\$805,000

Sold Date

26-Oct-23

Distance

0.13km



**32 ARLINGTON PARK AVENUE
WANGARATTA VIC 3677**

 4  2  2

Sold Price

\$717,000

Sold Date

31-Jan-24

Distance

0.41km



**24 SARAPOS CIRCUIT
WANGARATTA VIC 3677**

 4  2  2

Sold Price

\$725,000

Sold Date

29-Jul-23

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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