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<br>Including suburb and postcode | 3 HINCHLEY STREET 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 | $629,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $530,000 | Property type | House | Suburb | Wangaratta |
| Period-from | 01 Jun 2025 | to | 31 May 2026 | 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 |
|---|---|---|
| 10 KINGSTON COURT WANGARATTA VIC 3677 | $617,500 | 22-Dec-25 |
| 7 NOLAN STREET WANGARATTA VIC 3677 | $625,000 | 06-Nov-25 |
| 24 SCOTT STREET WANGARATTA VIC 3677 | $650,000 | 27-Nov-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.~~

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OBrien Real Estate

Sally Wohlers
P 0357222336
M 04123456
E wangaratta@slwangaratta.com

**10 KINGSTON COURT WANGARATTA VIC 3677**

4 2 2

Sold Price **$617,500** Sold Date **22-Dec-25**

Distance **1.3km**

**7 NOLAN STREET WANGARATTA VIC 3677**

4 2 3

Sold Price **$625,000** Sold Date **06-Nov-25**

Distance **0.54km**

**24 SCOTT STREET WANGARATTA VIC 3677**

4 2 3

Sold Price **$650,000** Sold Date **27-Nov-25**

Distance **0.86km**

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

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