

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

2/10 Cribbes 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

\$175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,000

Property type

House

Suburb

Wangaratta

Period-from

01 Feb 2019

to

31 Jan 2020

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

1/29 Cribbes Road Wangaratta VIC 3677	\$165,000	16-Jan-20
132 Burke Street Wangaratta VIC 3677	\$165,000	06-Aug-19
134 Burke Street Wangaratta VIC 3677	\$164,000	13-Jun-19

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: 28 February 2020



1/29 Cribbes Road Wangaratta VIC 3677

Sold Price

^{RS} **\$165,000**

Sold Date

16-Jan-20

3

1

1

Distance

0.12km



132 Burke Street Wangaratta VIC 3677

Sold Price

\$165,000

Sold Date

06-Aug-19

2

1

1

Distance

0.36km



134 Burke Street Wangaratta VIC 3677

Sold Price

\$164,000

Sold Date

13-Jun-19

2

1

1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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