

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

42 Blake 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

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

8 Blake Street Wangaratta VIC 3677	\$330,000	22-Dec-18
169 Phillipson Street Wangaratta VIC 3677	\$299,000	01-Feb-19
18 Irwin Avenue Wangaratta VIC 3677	\$296,500	03-Oct-18

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: 14 February 2020



8 Blake Street Wangaratta VIC 3677

3 1 1

Sold Price

\$330,000

Sold Date

22-Dec-18

Distance

0.3km



169 Phillipson Street Wangaratta VIC 3677

3 1 2

Sold Price

\$299,000

Sold Date

01-Feb-19

Distance

0.3km



18 Irwin Avenue Wangaratta VIC 3677

3 1 1

Sold Price

\$296,500

Sold Date

03-Oct-18

Distance

1.43km



151 Swan Street Wangaratta VIC 3677

3 1 1

Sold Price

\$319,000

Sold Date

21-Mar-19

Distance

0.54km



7 Mayfair Court Wangaratta VIC 3677

3 1 1

Sold Price

\$330,000

Sold Date

18-Feb-19

Distance

0.69km



44A Logan Drive Wangaratta VIC 3677

3 2 2

Sold Price

\$355,000

Sold Date

04-Oct-18

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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23 Orwell Street Wangaratta VIC 3677

2 1 1

Sold Price

\$302,000

Sold Date

12-Feb-19

Distance

1.26km



5 Coonooer Court Wangaratta VIC 3677

3 1 3

Sold Price

\$320,000

Sold Date

24-Jul-19

Distance

1.38km



10 Sloan Street Wangaratta VIC 3677

3 1 2

Sold Price

\$313,000

Sold Date

26-Nov-18

Distance

1.48km



11 Dallwitz Court Wangaratta VIC 3677

3 1 1

Sold Price

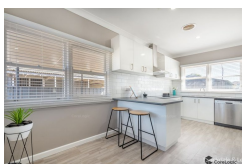
\$299,900

Sold Date

05-Aug-19

Distance

1.69km



8 Howell Street Wangaratta VIC 3677

3 1 2

Sold Price

\$309,000

Sold Date

11-Oct-18

Distance

1.76km



36 Appin Street Wangaratta VIC 3677

3 1 1

Sold Price

\$317,000

Sold Date

08-May-19

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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**9A Swan Street Wangaratta VIC
3677** 3  1  1

Sold Price

\$300,000

Sold Date

16-Nov-18

Distance

2.03km**RS** = Recent sale**UN** = Undisclosed Sale

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