

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 Barkoo Avenue 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

\$372,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Wangaratta

Period-from

01 Jul 2019

to

30 Jun 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

4 Spink Avenue Wangaratta VIC 3677	\$345,000	06-May-20
49 Franklin Street Wangaratta VIC 3677	\$347,500	28-Nov-19
3 Grace Court Wangaratta VIC 3677	\$392,000	22-Feb-20

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: 13 July 2020



4 Spink Avenue Wangaratta VIC 3677

4 1 2

Sold Price

\$345,000

Sold Date **06-May-20**

Distance

0.49km



49 Franklin Street Wangaratta VIC 3677

4 2 2

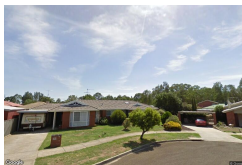
Sold Price

\$347,500

Sold Date **28-Nov-19**

Distance

0.3km



3 Grace Court Wangaratta VIC 3677

4 2 2

Sold Price

\$392,000

Sold Date **22-Feb-20**

Distance

0.3km



4 Willow Drive Wangaratta VIC 3677

4 2 2

Sold Price

\$310,000

Sold Date **13-Aug-18**

Distance

0.17km



41 Esmond Street Wangaratta VIC 3677

4 2 3

Sold Price

\$364,000

Sold Date **27-Aug-18**

Distance

0.33km



7 Avon Court Wangaratta VIC 3677

3 1 3

Sold Price

\$310,000

Sold Date **17-Feb-20**

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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11 Evalyn Court Wangaratta VIC 3677

4 beds 2 bathrooms 2 cars

Sold Price

\$385,000^{UN}

Sold Date **05-Jun-20**

Distance **0.85km**



2 Doreen Court Wangaratta VIC 3677

4 beds 1 bathroom 2 cars

Sold Price

\$345,000

Sold Date **21-Jan-20**

Distance **0.97km**



3 Hulme Drive Wangaratta VIC 3677

4 beds 2 bathrooms 1 car

Sold Price

Sold Date **22-Nov-19**

Distance **1.04km**



33 Garnet Avenue Wangaratta VIC 3677

4 beds 1 bathroom 1 car

Sold Price

\$383,000

Sold Date **17-Jan-20**

Distance **1.04km**



22 Howell Street Wangaratta VIC 3677

4 beds 2 bathrooms 3 cars

Sold Price

\$340,000

Sold Date **21-Jan-20**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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