

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

12 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

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Wangaratta

Period-from

01 Jan 2020

to

31 Dec 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

18 Edwards Street Wangaratta VIC 3677	\$312,000	01-Jun-20
42 Blake Street Wangaratta VIC 3677	\$310,000	28-Feb-20
93 Phillipson Street Wangaratta VIC 3677	\$340,250	10-Oct-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: 19 January 2021



18 Edwards Street Wangaratta VIC 3677

Sold Price

\$312,000

Sold Date

01-Jun-20

3

1

-

Distance

0.07km



42 Blake Street Wangaratta VIC 3677

Sold Price

\$310,000

Sold Date

28-Feb-20

3

1

1

Distance

0.25km



93 Phillipson Street Wangaratta VIC 3677

Sold Price

\$340,250

Sold Date

10-Oct-19

3

1

3

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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