

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 125 Swan Street, Wangaratta VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$379,000 or range between \$ & \$

Median sale price

Median price \$293,000 House unit Suburb or locality Wangaratta
Period - From Aug 2017 to July 2018 Source CoreLogic

Comparable property sales

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
121 Templeton Street, Wangaratta	\$350,000	October 2017
82 Swan Street, Wangaratta	\$360,000	Sept 2016
5 O'Meara Street, Wangaratta	\$357,000	Feb 2017
80 Docker Street, Wangaratta	\$343,000	Sept 2017