

# 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 17 Ryan Avenue, Wangaratta VIC 3677

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$259,000 or range between \$ & \$

### Median sale price

Median price \$320,000 House  unit  Suburb or locality Wangaratta  
Period - From  to 27/03/19 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  |
|--------------------------------|-----------|---------------|
| 189 Murdoch Road, Wangaratta   | \$255,000 | February 2019 |
| 23 Hinchley Street, Wangaratta | \$255,000 | January 2019  |
| 23 Park Crescent, Wangaratta   | \$260,000 | October 2018  |