

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

622 Yarrowonga Road, Wangaratta 3677

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$320,000

House x unit

Suburb
or locality Wangaratta

Period - From

to 03/05/2019

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
61 Kensington Drive, Wangaratta	\$640,000	09/2018
1645 Beechworth-Wangaratta Road, Wangaratta	\$650,000	11/2018
330 Reith Road, Wangaratta	\$632,000	11/2017