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	8 WAREENA 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~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,500	Property type	House	Suburb	Wangaratta
Period-from	01 Oct 2021	to	30 Sep 2022	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
12 MEDOWRA AVENUE WANGARATTA VIC 3677	$580,000	11-May-22
3 FLOYD AVENUE WANGARATTA VIC 3677	$515,000	18-May-22
19 MEPUNGA AVENUE WANGARATTA VIC 3677	$465,000	31-Aug-22

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: 26 October 2022

Nutrien Harcourts

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12 MEDOWRA AVENUE WANGARATTA VIC 3677

3 1 2

Sold Price **$580,000** Sold Date **11-May-22**

Distance **0.11km**



3 FLOYD AVENUE WANGARATTA VIC 3677

3 1 1

Sold Price **$515,000** Sold Date **18-May-22**

Distance **0.12km**



19 MEPUNGA AVENUE WANGARATTA VIC 3677

2 1 3

Sold Price **$465,000** Sold Date **31-Aug-22**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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