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	77B EDWARDS 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	$440,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$345,000	Property type	Unit	Suburb	Wangaratta
Period-from	01 May 2024	to	30 Apr 2025	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
2/25 PARK LANE WANGARATTA VIC 3677	$410,000	12-Dec-24
4 CHRISTINE DRIVE WANGARATTA VIC 3677	$440,000	16-Aug-24
2/5 KATHLEEN COURT WANGARATTA VIC 3677	$430,000	07-May-24

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: 09 May 2025

OBrien Real Estate

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2/25 PARK LANE WANGARATTA VIC 3677

2 1 1

Sold Price **$410,000** Sold Date **12-Dec-24**

Distance **0.77km**



4 CHRISTINE DRIVE WANGARATTA VIC 3677

3 1 1

Sold Price **$440,000** Sold Date **16-Aug-24**

Distance **0.92km**



2/5 KATHLEEN COURT WANGARATTA VIC 3677

3 1 1

Sold Price **$430,000** Sold Date **07-May-24**

Distance **1km**

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

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