

# STATEMENT OF INFORMATION

10 ORWELL STREET, WANGARATTA, VIC 3677

PREPARED BY CONNOR TAIT, TAIT REAL ESTATE & CO, PHONE: 0493674245



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 10 ORWELL STREET, WANGARATTA, VIC 🕮 3 🕒 -







**Indicative Selling Price** 

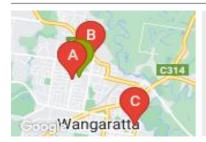
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$550,000

Provided by: Connor Tait, Tait Real Estate & Co

### **MEDIAN SALE PRICE**



## WANGARATTA, VIC, 3677

**Suburb Median Sale Price (House)** 

\$532,500

01 April 2023 to 31 March 2024

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



65 PHILLIPSON ST, WANGARATTA, VIC 3677







Sale Price

\$550,000

Sale Date: 15/12/2023

Distance from Property: 220m





5 OMEARA ST, WANGARATTA, VIC 3677









Sale Price

\$579,000

Sale Date: 10/01/2024

Distance from Property: 609m





18 MURDOCH RD, WANGARATTA, VIC 3677







**Sale Price** 

\$630,000

Sale Date: 13/12/2023

Distance from Property: 2km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode	10 ORWELL STREET, WANGARATTA, VIC 3677
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### Indicative selling price

Single Price:

For the meaning of this	s price see consumer.vic.gov.au/under	quoting

\$550,000

### Median sale price

Median price	\$532,500	Property type	House		Suburb	WANGARATTA
Period	01 April 2023 to 31 March 2024		Source	pricefinder		<del>_</del> <del>_</del>

#### 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
65 PHILLIPSON ST, WANGARATTA, VIC 3677	\$550,000	15/12/2023
5 OMEARA ST, WANGARATTA, VIC 3677	\$579,000	10/01/2024
18 MURDOCH RD, WANGARATTA, VIC 3677	\$630,000	13/12/2023

This Statement of Information was prepared on:

03/05/2024

