

STATEMENT OF INFORMATION

13 BRIEN CRESCENT, WANGARATTA, VIC 3677

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BRIEN CRESCENT, WANGARATTA, VIC 🕮 3 🕒 1 😂 4







Indicative Selling Price

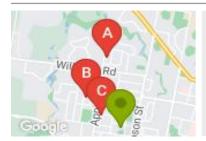
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$540,000

Provided by: Connor Tait, Tait Real Estate & Co

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$510,000

01 July 2022 to 30 June 2023

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.



122 APPIN ST, WANGARATTA, VIC 3677







Sale Price

**\$535,000

Sale Date: 31/08/2023

Distance from Property: 1km





10 VICTORY PDE, WANGARATTA, VIC 3677









Sale Price

\$559,000

Sale Date: 16/06/2023

Distance from Property: 643m





37 IRWIN AVE, WANGARATTA, VIC 3677







Sale Price

\$560,000

Sale Date: 08/03/2023

Distance from Property: 315m



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	Pro	perty	offered	for	sale
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Address Including suburb and postcode	
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Indicative selling price

For the meaning of this	price see consumer.vic.gov.au/underquoting		
Single Price:	\$540.000		

Median sale price

Median price	\$510,000	Property type	House		Suburb	WANGARATTA
Period	01 July 2022 to 30 June 2023		Source	pricefinder		_ _

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
122 APPIN ST, WANGARATTA, VIC 3677	**\$535,000	31/08/2023
10 VICTORY PDE, WANGARATTA, VIC 3677	\$559,000	16/06/2023
37 IRWIN AVE, WANGARATTA, VIC 3677	\$560,000	08/03/2023

This Statement of Information was prepared on:

20/09/2023

