

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Oleary Street Wangaratta, 3677
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Indicative selling price

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

Range between	\$430,000 & \$473,000
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Median sale price

Median price	\$512,500	Property Type	HOUSE	Suburb	WANGARATTA
Period - From	01-Jul-2022	to	30-Jun-2023	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
1	18 HOWELL STREET WANGARATTA VIC 3677	\$472,500	09-Mar-2022
2	16 HOWELL STREET WANGARATTA VIC 3677	\$435,000	17-May-2023
3	7 LANGTREE AVENUE WANGARATTA VIC 3677	\$480,000	26-Dec-2022

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