

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	46 Burke Street Wangaratta, 3677
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Indicative selling price

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

Single price	\$370,000
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Median sale price

Median price	\$500,000	Property Type	HOUSE	Suburb	WANGARATTA
Period - From	01-Dec-2022	to	30-Nov-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	7 WHITE STREET WANGARATTA VIC 3677	\$330,000	22-Aug-2023
2	1 DOYLE STREET WANGARATTA VIC 3677	\$360,000	16-Dec-2022
3	43 BURKE STREET WANGARATTA VIC 3677	\$443,000	18-Sep-2023

This statement of information was prepared on 05-Dec-2023 at 10:03:35 AM EST