

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 THOMAS WEDGE DRIVE,

4 2 2

Indicative Selling Price

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

Single Price: \$635,000

Provided by: Connor Tait, Tait Real Estate & Co

MEDIAN SALE PRICE



WANGARATTA, VIC, 3677

Suburb Median Sale Price (House)

\$515,000

01 October 2022 to 30 September 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.



57 SILVER WATTLE DR, WANGARATTA, VIC

4 2 2

Sale Price

\$690,000

Sale Date: 06/09/2022

Distance from Property: 473m



50 KINGFISHER DR, WANGARATTA, VIC 3677

4 2 2

Sale Price

\$610,000

Sale Date: 20/07/2023

Distance from Property: 1km



4 BRADBURY DR, WANGARATTA, VIC 3677

4 2 2

Sale Price

\$650,000

Sale Date: 03/06/2023

Distance from Property: 291m



This report has been compiled on 13/11/2023 by Tait Real Estate & Co. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale

Address
Including suburb and
postcode

50 THOMAS WEDGE DRIVE, WANGARATTA, VIC 3677

Indicative selling price

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

Single Price:

\$635,000

Median sale price

Median price

\$515,000

Property type

House

Suburb

WANGARATTA

Period

01 October 2022 to 30 September 2023

Source



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

57 SILVER WATTLE DR, WANGARATTA, VIC 3677	\$690,000	06/09/2022
50 KINGFISHER DR, WANGARATTA, VIC 3677	\$610,000	20/07/2023
4 BRADBURY DR, WANGARATTA, VIC 3677	\$650,000	03/06/2023

This Statement of Information was prepared on:

13/11/2023