

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **50 THOMAS WEDGE DRIVE,**







**Indicative Selling Price** 

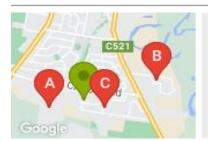
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$690,000

Sale Date: 06/09/2022

Distance from Property: 473m





### 50 KINGFISHER DR, WANGARATTA, VIC 3677









Sale Price

\$610,000

Sale Date: 20/07/2023

Distance from Property: 1km





## 4 BRADBURY DR, WANGARATTA, VIC 3677









**Sale Price** 

\$650.000

Sale Date: 03/06/2023

Distance from Property: 291m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

included in the comple	tructions in this box do not form part of this Statement of Information and are not required to be eted Statement of Information for the property being offered for sale.  Imer Affairs Victoria has approved this form of the Statement of Information for section 47AF of
Property offered t	or sale
Address Including suburb and	50 THOMAS WEDGE DRIVE, WANGARATTA, VIC 3677

## Indicative selling price

postcode

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

Single Price:	\$635,000
Single Price:	\$635,000

## Median sale price

Median price	\$515,000	Property type	House	Suburt	WANGARATTA
Period	01 October 2022 to 30 September 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
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

