

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/27 TAVERN TERRACE WANGARATTA VIC 3677

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$296,108

Property type

Land

Suburb

Wangaratta

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

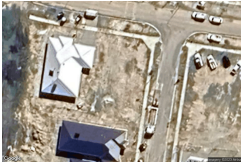
Date of sale

31 BOTTLEBRUSH AVENUE WANGARATTA VIC 3677	-	04-Aug-22
32 BOTTLEBRUSH AVENUE WANGARATTA VIC 3677	\$240,000	06-Jun-22
3 GOODENIA STREET WANGARATTA VIC 3677	\$270,000	18-Feb-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31 July 2023



**31 BOTTLEBRUSH AVENUE  
WANGARATTA VIC 3677**

- - -

Sold Price

- Sold Date **04-Aug-22**

Distance **0.75km**



**32 BOTTLEBRUSH AVENUE  
WANGARATTA VIC 3677**

- - -

Sold Price

**\$240,000** Sold Date **06-Jun-22**

Distance **0.76km**



**3 GOODENIA STREET  
WANGARATTA VIC 3677**

- - -

Sold Price

**\$270,000** Sold Date **18-Feb-23**

Distance **0.79km**

Harcourts

RS = Recent sale

UN = Undisclosed Sale

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