

Statement of Information

Single residential property located outside the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 88 Cribbes Road

Suburb: Wangaratta

State: VIC

Postcode: 3677

Indicative selling price

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

Single price: \$ 489,000

OR

Range between: \$ and \$

Median sale price

Median price: \$ 515,000

Property type:

Suburb: Wangaratta VIC 3677

Period - From: 01 / 01 / 2021 to: 19 / 10 / 2022 Source: Land Data

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
1 13 Thomas Wedge Drive, Wangaratta VIC 3677	\$ 495,000	13 / 07 / 2022
2 16 Wenhams Lane, Wangaratta VIC 3677	\$ 488,500	23 / 03 / 2022
3 32 Albert Court, Wangaratta VIC 3677	\$ 485,000	08 / 10 / 2021

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: 19 October 2022