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: 45 Ryley Street		
Suburb: Wangaratta	State: VIC	Postcode: 3677
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/under	quoting (*Delete single price or ran	ge as applicable)
Single price: \$ 615,000		
OR		
Range between: \$ & \$		
Median sale price		
Median price: \$ 515,000		
Property type:	·,	
Suburb: Wangaratta VIC 3677	•	
Period - From: 01/10/2021 to: 02/12/2022	Source: Land Data	
A* These are the three properties sold within five kilometre agent or agent's representative considers to be most considers of comparable property	omparable to the property for sale Price	Date of Sale
1 39 Meldrum Street, Wangaratta VIC 3677	\$ <u>629,999</u>	12 / 08 / 2022
2 54 Ryley Street, Wangaratta VIC 3677	\$ 675,000	22 / 10 / 2021
3 13 Green Street, Wangaratta VIC 3677	\$ <u>610,250</u>	24 / 12 / 2021
OR B* The estate agent or agent's representative reasonably sold within five kilometres of the property for sale in the	believes that fewer than three col last 18 months.	nparable properties were
This Statement of Information was prepared on: 02 December 2022		