

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: 91 Burke Street

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: \$ 340,000

OR

Range between: \$ & \$

Median sale price

Median price: \$ 517,500.00

Property type: House

Suburb: Wangaratta VIC 3677

Period - From: 01 / 01 / 2022 to: 29 / 05 / 2023 Source: LandData

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	<u>22 Rattray Avenue, Wangaratta VIC 3677</u>	<u>\$ 325,000</u>	<u>17 / 11 / 2022</u>
2	<u>9 Shadforth Street, Wangaratta VIC 3677</u>	<u>\$ 350,000</u>	<u>25 / 11 / 2022</u>
3	<u>5 Manley Crescent, Wangaratta VIC 3677</u>	<u>\$ 330,000</u>	<u>09 / 09 / 2022</u>

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: 29 May 2023