

# 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: 5 Ryan Avenue

Suburb: Wangaratta

State: VIC

Postcode: 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: \$ 429,000

OR

Range between: \$ \_\_\_\_\_ & \$ \_\_\_\_\_

## Median sale price

Median price: \$ 510,000

Property type: House

Suburb: Wangaratta VIC 3677

Period - From: 01 / 02 / 2022 to: 27 / 07 / 2023 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	3 Donovan Drive, Wangaratta VIC 3677	\$ 417,000	14 / 03 / 2023
2	22 Jackel Street, Wangaratta VIC 3677	\$ 410,000	31 / 10 / 2022
3	3 Morrell Street, Wangaratta VIC 3677	\$ 421,500	16 / 02 / 2023

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: 27 July 2023