

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

461 Reith Road Wangaratta VIC 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

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Wangaratta

Period-from

01 May 2020

to

30 Apr 2021

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

1000 Warby Range Road Wangaratta South VIC 3678	\$700,000	04-Jan-18
1097 Warby Range Road Wangaratta South VIC 3678	\$1,400,000	06-Apr-20
435 Shanley Street Wangaratta South VIC 3678	\$515,000	31-Jul-18

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: 12 May 2021


**1000 Warby Range Road
Wangaratta South VIC 3678**

4
 2
 2

Sold Price **\$700,000** Sold Date **04-Jan-18**

Distance **1.58km**


**1097 Warby Range Road
Wangaratta South VIC 3678**

4
 2
 6

Sold Price **\$1,400,000** Sold Date **06-Apr-20**

Distance **1.95km**


**435 Shanley Street Wangaratta
South VIC 3678**

4
 2
 2

Sold Price **\$515,000** Sold Date **31-Jul-18**

Distance **3.53km**


**68 Waldara Drive Waldara VIC
3678**

-
 -
 -

Sold Price - Sold Date -

Distance **4.04km**

RS = Recent sale

UN = Undisclosed Sale

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