

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

33 GRAHAM AVENUE 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Wangaratta

Period-from

01 Mar 2023

to

29 Feb 2024

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

14 MILNES CREEK DRIVE WANGARATTA VIC 3677	\$750,000	21-Sep-23
55 COLLYN-DALE DRIVE WANGARATTA VIC 3677	\$780,000	27-Mar-23
17 COLLYN-DALE DRIVE WANGARATTA VIC 3677	\$812,000	03-Feb-23

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: 01 March 2024


**14 MILNES CREEK DRIVE
WANGARATTA VIC 3677**

 4
  2
  2

Sold Price **\$750,000** Sold Date **21-Sep-23**

Distance **2.05km**


**55 COLLYN-DALE DRIVE
WANGARATTA VIC 3677**

 4
  2
  2

Sold Price **\$780,000** Sold Date **27-Mar-23**

Distance **3.11km**


**17 COLLYN-DALE DRIVE
WANGARATTA VIC 3677**

 4
  2
  3

Sold Price **\$812,000** Sold Date **03-Feb-23**

Distance **3.43km**

RS = Recent sale

UN = Undisclosed Sale

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