

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 Louisiana Avenue, Wangaratta VIC 3677

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$625,000 or range between \$ & \$

Median sale price

Median price \$320,000 House unit Suburb or locality Wangaratta
Period - From to 27/05/2019 Source CoreLogic

Comparable property sales

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
1A Hilandra Avenue, Wangaratta	\$640,000	09/12/18
7 Louisiana Avenue, Wangaratta	\$605,000	27/02/19
10 Billabong Drive, Wangaratta	\$612,000	27/08/18