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

67 EDWARDS STREET 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	\$580,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$513,250	Prope	erty type		House	Suburb	Wangaratta
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Cotality

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		
17 HULME DRIVE WANGARATTA VIC 3677	\$570,000	14-Dec-24		
19 SKEHAN AVENUE WANGARATTA VIC 3677	\$589,000	21-Oct-24		
4 SUNSET DRIVE WANGARATTA VIC 3677	\$565,000	09-Dec-24		

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.

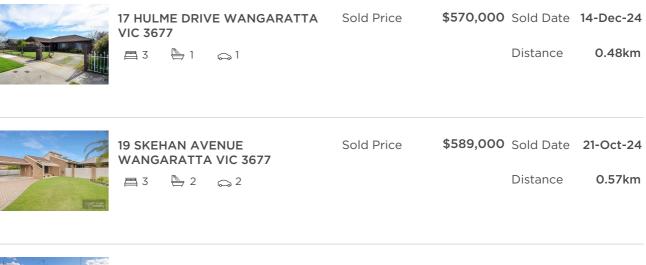
This Statement of Information was prepared on: 22 July 2025



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	4 SUNSET DRIVE WANGARATTA VIC 3677	Sold Price	\$565,000	Sold Date 09-Dec-24	
	🚍 3 👆 1 👝 3			Distance	1.59km

RS = Recent sale UN = Undisclosed Sale

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