

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

34 FLANAGAN 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

House

Suburb

Wangaratta

Period-from

01 Sep 2024

to

31 Aug 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

16 BROADRIBB COURT WANGARATTA VIC 3677	\$439,000	17-Mar-25
18 MAXWELL STREET WANGARATTA VIC 3677	\$435,000	25-Jul-25
24 PHILLIPSON STREET WANGARATTA VIC 3677	\$435,000	15-Aug-25

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: 25 September 2025



Simon McKay

P 0438 004 615

M 0438 004 615

E simon@insiterealestate.com.au



**16 BROADRIBB COURT
WANGARATTA VIC 3677**

3 1 1

Sold Price **\$439,000** Sold Date **17-Mar-25**

Distance **0.54km**



**18 MAXWELL STREET
WANGARATTA VIC 3677**

3 1 1

Sold Price **\$435,000** Sold Date **25-Jul-25**

Distance **0.92km**



**24 PHILLIPSON STREET
WANGARATTA VIC 3677**

3 1 1

Sold Price Sold Date **15-Aug-25**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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