

# 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

14 Corncob Boulevard, Wangaratta VIC 3677

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$590,000

or range between

\$

&

\$

### Median sale price

Median price

\$300,000

House

unit

Suburb  
or locality

Wangaratta

Period - From

to

24/09/2018

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                          |
|-------------------------------------|-----------|---------------------------------------|
| 6 Arlington Park Avenue, Wangaratta | \$587,000 | April 2018                            |
| 7 Louisiana Avenue , Wangaratta     | \$560,000 | December 2017                         |
| 7 Corncob Boulevard, Wangaratta     | \$560,000 | Currently on the market at this price |