

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 BINDALL 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 \$469,000 or range between [] []

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|------------|--------|------------|
| Median Price | \$512,500 | Property type | House | Suburb | Wangaratta |
| Period-from | 01 Dec 2024 | to | 30/11/2025 | 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 |
|---|-----------|--------------|
| 27 ORWELL STREET WANGARATTA VIC 3677 | \$520,000 | 21-Nov-25 |
| 49 DONALD STREET WANGARATTA VIC 3677 | \$550,000 | 14-10-25 |
| 7 MONTGOMERY STREET WANGARATTA VIC 3677 | \$493,100 | 2-Oct-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: 26 July 2023