

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

305 GRETA ROAD 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$292,250

Property type

Land

Suburb

Wangaratta

Period-from

01 Oct 2024

to

30 Sep 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

Address of comparable property	Price	Date of sale
LOT 12 BOTTLEBRUSH AVENUE WANGARATTA VIC 3677	\$200,000	03-Oct-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: 10 October 2025

**LOT 12 BOTTLEBRUSH AVENUE
WANGARATTA VIC 3677**

Sold Price

\$200,000

Sold Date

03-Oct-24 -  -  -

Distance

0.8km**RS** = Recent sale**UN** = Undisclosed Sale

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