

## 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

25 SMITH CRESCENT WANGARATTA VIC 3677

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,750

Property type

House

Suburb

Wangaratta

Period-from

01 Aug 2024

to

31 Jul 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

36 SMITH CRESCENT WANGARATTA VIC 3677	\$417,500	10-Nov-23
17 SMITH CRESCENT WANGARATTA VIC 3677	\$425,000	23-Apr-24
59 CRIBBES ROAD WANGARATTA VIC 3677	\$400,000	31-Jul-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.~~

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**36 SMITH CRESCENT  
 WANGARATTA VIC 3677**

 3  1  1

Sold Price **\$417,500** Sold Date **10-Nov-23**

Distance **0.11km**



**17 SMITH CRESCENT  
 WANGARATTA VIC 3677**

 3  1  4

Sold Price **\$425,000** Sold Date **23-Apr-24**

Distance **0.08km**



**59 CRIBBES ROAD WANGARATTA  
 VIC 3677**

 3  1  2

Sold Price **\$400,000** Sold Date **31-Jul-24**

Distance **1.19km**

RS = Recent sale      UN = Undisclosed Sale

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