



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**33 Thomas Wedge Drive,  
WANGARATTA 3677**

House

3 beds

1 baths

1 parking

### Indicative selling price

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

**Range \$360,000 - \$390,000**

### Median sale price

Median **House** for **WANGARATTA** for period **Sep 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$301,506**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**45 Wenhams Lane,**  
Wangaratta 3677

Price **\$417,500** Sold 17  
September 2018

**5 Wooloona Court,**  
Wangaratta 3677

Price **\$365,000** Sold 23  
August 2018

**17 Murilla Crescent,**  
Wangaratta 3677

Price **\$344,000** Sold 23 May  
2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Wangaratta

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### Contact agents



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**RayWhite**