



# STATEMENT OF INFORMATION

15 GLADSTONE STREET, TARNAGULLA, VIC 3551

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 GLADSTONE STREET, TARNAGULLA,**

 2  -  -

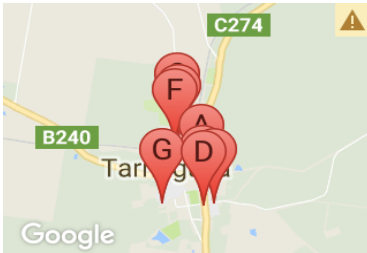
**Indicative Selling Price**

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

**Single Price: 68,000.**

Provided by: Lois De Jong, Bendigo Property Plus

## MEDIAN SALE PRICE



**TARNAGULLA, VIC, 3551**

**Suburb Median Sale Price (House)**

**\$211,250**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**52 COMMERCIAL RD, TARNAGULLA, VIC 3551**

 2  1  7

**Sale Price**

**\$182,500**

Sale Date: 24/07/2017

Distance from Property: 655m



**6 POVERTY ST, TARNAGULLA, VIC 3551**

 3  1  4

**Sale Price**

**\$175,000**

Sale Date: 26/06/2017

Distance from Property: 1km



**3 GLADSTONE ST, TARNAGULLA, VIC 3551**

 3  2  2

**Sale Price**

**\$275,000**

Sale Date: 18/05/2017

Distance from Property: 173m



This report has been compiled on 15/05/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**95 COMMERCIAL RD, TARNAGULLA, VIC 3551**

 3  2  3

Sale Price

**\*\$210,000**

Sale Date: 16/05/2017

Distance from Property: 1km



**87 COMMERCIAL RD, TARNAGULLA, VIC 3551**

 3  1  -

Sale Price

**\$160,000**

Sale Date: 14/05/2017

Distance from Property: 939m



**5 CANNING ST, TARNAGULLA, VIC 3551**

 -  -  -

Sale Price

**\$8,700**

Sale Date: 03/06/2017

Distance from Property: 80m



**2 ELGIN ST, TARNAGULLA, VIC 3551**

 -  -  -

Sale Price

**\$23,000**

Sale Date: 13/01/2017

Distance from Property: 951m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

15 GLADSTONE STREET, TARNAGULLA, VIC 3551

Indicative selling price

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

Single Price:

68,000.

Median sale price

Median price

\$211,250

House

X

Unit


Suburb

TARNAGULLA

Period

01 April 2017 to 31 March 2018

Source



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
52 COMMERCIAL RD, TARNAGULLA, VIC 3551	\$182,500	24/07/2017
6 POVERTY ST, TARNAGULLA, VIC 3551	\$175,000	26/06/2017
3 GLADSTONE ST, TARNAGULLA, VIC 3551	\$275,000	18/05/2017
95 COMMERCIAL RD, TARNAGULLA, VIC 3551	*\$210,000	16/05/2017

87 COMMERCIAL RD, TARNAGULLA, VIC 3551	\$160,000	14/05/2017
5 CANNING ST, TARNAGULLA, VIC 3551	\$8,700	03/06/2017
2 ELGIN ST, TARNAGULLA, VIC 3551	\$23,000	13/01/2017