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	SIMMONDS CREEK ROAD TAWONGA SOUTH VIC 3698

Indicative selling price

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

Single Price	$880,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Farm	Suburb	Tawonga South
Period-from	01 Jul 2022	to	30 Jun 2023	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
173 SIMMONDS CREEK ROAD TAWONGA SOUTH VIC 3698	$617,500	14-Feb-23
111-123 KIEWA VALLEY HIGHWAY TAWONGA VIC 3697	$1,340,000	22-Mar-22

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: 18 July 2023

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173 SIMMONDS CREEK ROAD TAWONGA SOUTH VIC 3698

- - -

Sold Price **$617,500** Sold Date **14-Feb-23**

Distance **0.16km**

111-123 KIEWA VALLEY HIGHWAY TAWONGA VIC 3697

- - -

Sold Price **$1,340,000** Sold Date **22-Mar-22**

Distance **6.51km**

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

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