



STATEMENT OF INFORMATION

1 BENJAMIN BOULEVARD, TANGAMBALANGA, VIC 3691

PREPARED BY CLINTON HARVEY, WODONGA REAL ESTATE, PHONE: 0408605950



wodonga real estate
bestagents

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 BENJAMIN BOULEVARD,



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$259,000

Provided by: Clinton Harvey, Wodonga Real Estate

MEDIAN SALE PRICE



TANGAMBALANGA, VIC, 3691

Suburb Median Sale Price (Vacant Land)

\$212,000

01 January 2022 to 31 December 2022

Provided by:  pricefinder

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.



35 GIBSON BVD, TANGAMBALANGA, VIC



Sale Price

\$260,000

Sale Date: 30/05/2022

Distance from Property: 799m



2 TAYLOR CRT, TANGAMBALANGA, VIC



Sale Price

\$295,000

Sale Date: 24/10/2022

Distance from Property: 940m



2 MOUNTAIN CCT, TANGAMBALANGA,



Sale Price

\$275,000

Sale Date: 16/02/2023

Distance from Property: 366m



This report has been compiled on 28/03/2023 by Wodonga Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

1 BENJAMIN BOULEVARD, TANGAMBALANGA, VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$259,000

Median sale price

Median price

\$212,000

Property type

Vacant Land

Suburb

TANGAMBALANGA

Period

01 January 2022 to 31 December 2022

Source

 pricefinder

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

Price

Date of sale

35 GIBSON BVD, TANGAMBALANGA, VIC 3691	\$260,000	30/05/2022
2 TAYLOR CRT, TANGAMBALANGA, VIC 3691	\$295,000	24/10/2022
2 MOUNTAIN CCT, TANGAMBALANGA, VIC 3691	\$275,000	16/02/2023

This Statement of Information was prepared

28/03/2023