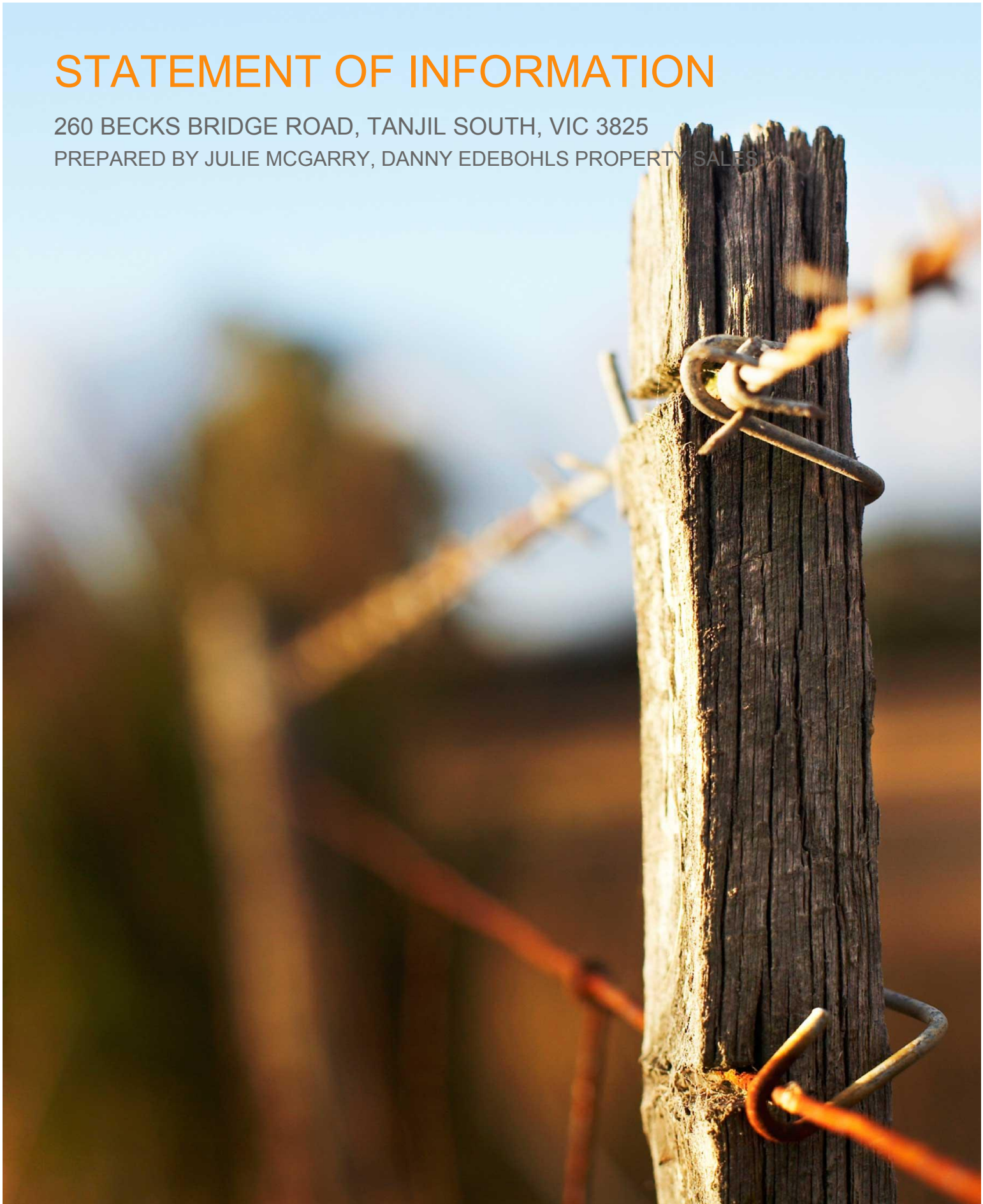


STATEMENT OF INFORMATION

260 BECKS BRIDGE ROAD, TANJIL SOUTH, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



260 BECKS BRIDGE ROAD, TANJIL

4 2 4

Indicative Selling Price

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

\$480,000

Provided by: Julie McGarry, Danny Edebohls Property Sales

SUBURB MEDIAN



TANJIL SOUTH, VIC, 3825

Suburb Median Sale Price (House)

\$610,000

01 April 2016 to 31 March 2017

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.



300 BECKS BRIDGE RD, TANJIL SOUTH, VIC

3 2 4

Sale Price

\$440,000

Sale Date: 09/11/2016

Distance from Property: 527m



1 THOMPSONS RD, NEWBOROUGH, VIC 3825

5 - -

Sale Price

\$600,000

Sale Date: 11/10/2016

Distance from Property: 2.8km



705 PURVIS RD, YALLOURN NORTH, VIC 3825

3 2 3

Sale Price

\$355,000

Sale Date: 06/09/2016

Distance from Property: 4.1km



This report has been compiled on 08/06/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

260 BECKS BRIDGE ROAD, TANJIL SOUTH, VIC 3825

Indicative selling price

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

Single Price / Range

\$480,000

Median sale price

Median price

\$610,000

House

X

Unit


Suburb

TANJIL SOUTH

Period

01 April 2016 to 31 March 2017

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
300 BECKS BRIDGE RD, TANJIL SOUTH, VIC 3825	\$440,000	09/11/2016
1 THOMPSONS RD, NEWBOROUGH, VIC 3825	\$600,000	11/10/2016
705 PURVIS RD, YALLOURN NORTH, VIC 3825	\$355,000	06/09/2016