

## Statement of Information

5 July 2017

# 10 Mangan Street TONGALA VIC 3621

House For Sale realestateVIEW Property No: 11157381

### 214 Allan St Kyabram VIC 3620 http://www.kyabramrealestate.com.au P: 03 5853 2588 | F: 03 5853 2559 E: mail@kyabramrealestate.com.au







Indicative Selling Price: Range between \$147,250 - \$162,750 For the meaning of this price see <a href="consumer.vic.gov.au/underquoting">consumer.vic.gov.au/underquoting</a>

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Median Sale Price - N/A for a House in suburb Tongala

Median data provided by realestateVIEW.com.au

## 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**

- 1. 4 McGowan Street, Tongala 3621
- 2. 69 Gooda Street, Tongala 3621
- 3. 43 Henderson Road, Tongala 3621

Price	Date of Sale
\$158,000	13/07/2016
\$150,000	23/01/2017
\$140,000	23/02/2016



4 MCGOWAN STREET, TONGALA 3621

3 Beds 1 Bath 1 Car



69 GOODA STREET, TONGALA 3621

3 Beds 1 Bath 1 Car



43 HENDERSON ROAD, TONGALA 3621

3 Beds 1 Bath 1 Car



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.