

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

4 Water Place Tallangatta VIC 3700

Indicative selling price

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

Single Price

\$25,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

House

Suburb

Tallangatta

Period-from

01 Jul 2019

to

30 Jun 2020

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

2 Towong Street Tallangatta VIC 3700	\$248,000	26-Mar-19
2 Willong Crescent Tallangatta VIC 3700	\$260,000	29-Mar-19
88 Towong Street Tallangatta VIC 3700	\$288,000	22-Feb-19

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: 06 July 2020



2 Towong Street Tallangatta VIC 3700

Sold Price

\$248,000

Sold Date

26-Mar-19

 3

 1

 1

Distance

0.23km



2 Willong Crescent Tallangatta VIC 3700

Sold Price

\$260,000

Sold Date

29-Mar-19

 4

 2

 -

Distance

0.68km



88 Towong Street Tallangatta VIC 3700

Sold Price

\$288,000

Sold Date

22-Feb-19

 4

 1

 3

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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