

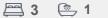
### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 22 TUNGAMAH-PEECHELBA ROAD,







**Indicative Selling Price** 

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

Single Price: \$319,500

#### **MEDIAN SALE PRICE**



# PEECHELBA, VIC, 3678

**Suburb Median Sale Price (House)** 

\$275,000

01 April 2017 to 31 March 2018

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.



550 WRIGHTS RD, BUNDALONG, VIC 3730







Sale Price

\$327,500

Sale Date: 11/11/2016

Distance from Property: 17km





183 ORCHARD DR, GLENROWAN, VIC 3675







Sale Price

\$320,000

Sale Date: 14/05/2017

Distance from Property: 28km





13 SARGEANT ST, THOONA, VIC 3726







**Sale Price** 

\$315,000

Sale Date: 26/10/2017

Distance from Property: 22km



## 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	22 TUNGAMAH-PEECHELBA ROAD, PEECHELBA, VIC 3678
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### Indicative selling price

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

Single Price: \$319,500

### Median sale price

Median price	\$275,000	House	X	Unit		Suburb	PEECHELBA	
Period	01 April 2017 to 31 March 2018			Source	се	<u>-</u> р	ricefinder	

### 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
550 WRIGHTS RD, BUNDALONG, VIC 3730	\$327,500	11/11/2016
183 ORCHARD DR, GLENROWAN, VIC 3675	\$320,000	14/05/2017
13 SARGEANT ST, THOONA, VIC 3726	\$315,000	26/10/2017