

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



188 RIVER ROAD, TARRAWINGEE, VIC



Indicative Selling Price

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

Single Price: \$130,500

MEDIAN SALE PRICE



TARRAWINGEE, VIC, 3678

Suburb Median Sale Price (House)

\$350,000

01 April 2017 to 31 March 2018

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.



RIVER RD, TARRAWINGEE, VIC 3678



Sale Price

\$153,000

Sale Date: 18/01/2017

Distance from Property: 509m



8 PLOUGHLANDS CRT, TARRAWINGEE, VIC



Sale Price

\$132,000

Sale Date: 07/02/2017

Distance from Property: 502m



GREAT ALPINE RD, TARRAWINGEE, VIC 3678



Sale Price

\$138,000

Sale Date: 04/05/2017

Distance from Property: 596m



This report has been compiled on 20/04/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - 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

188 RIVER ROAD, TARRAWINGEE, VIC 3678

Indicative selling price

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

Single Price:

\$130,500

Median sale price

Median price

\$350,000

House

Unit

Suburb

TARRAWINGEE

Period

01 April 2017 to 31 March 2018

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 |
|--|-----------|--------------|
| RIVER RD, TARRAWINGEE, VIC 3678 | \$153,000 | 18/01/2017 |
| 8 PLOUGHLANDS CRT, TARRAWINGEE, VIC 3678 | \$132,000 | 07/02/2017 |
| GREAT ALPINE RD, TARRAWINGEE, VIC 3678 | \$138,000 | 04/05/2017 |