

STATEMENT OF INFORMATION

18 MATONGA STREET, TALLANGATTA, VIC 3700

PREPARED BY SHANE STONE, ONE AGENCY ALBURY WODONGA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 MATONGA STREET, TALLANGATTA,

3 1 1

Indicative Selling Price

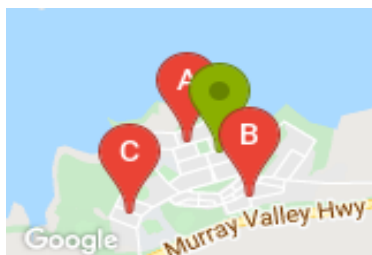
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$169,000

Provided by: Leanne Downing, One Agency Albury Wodonga

MEDIAN SALE PRICE



TALLANGATTA, VIC, 3700

Suburb Median Sale Price (House)

\$288,500

01 April 2019 to 31 March 2020

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.



15 JILICO AVE, TALLANGATTA, VIC 3700

3 1 1

Sale Price

\$185,000

Sale Date: 03/09/2018

Distance from Property: 229m



8 NOOROOMA ST, TALLANGATTA, VIC 3700

2 2 2

Sale Price

\$185,000

Sale Date: 28/11/2018

Distance from Property: 385m



3 KUREWA ST, TALLANGATTA, VIC 3700

2 1 1

Sale Price

\$175,000

Sale Date: 23/12/2019

Distance from Property: 743m



This report has been compiled on 22/05/2020 by One Agency Albury Wodonga. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

18 MATONGA STREET, TALLANGATTA, VIC 3700

Indicative selling price

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

Single Price:

\$169,000

Median sale price

Median price

\$288,500

Property type

House

Suburb

TALLANGATTA

Period

01 April 2019 to 31 March 2020

Source

pricfinder

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

15 JILLICO AVE, TALLANGATTA, VIC 3700	\$185,000	03/09/2018
8 NOOROOMA ST, TALLANGATTA, VIC 3700	\$185,000	28/11/2018
3 KUREWA ST, TALLANGATTA, VIC 3700	\$175,000	23/12/2019

This Statement of Information was prepared

22/05/2020