

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

1356 Granya Road Granya VIC 3701

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
1713 Murray River Road Talgarno VIC 3691	\$920,000	30-Oct-21
400 Soldier Settlers Road Tallangatta Valley VIC 3701	\$780,000	01-Apr-21
719 Murray River Road Talgarno VIC 3691	\$1,100,000	09-Nov-21

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: 05 January 2022

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1713 Murray River Road Talgarno VIC 3691

Sold Price

^{RS} **\$920,000**

Sold Date

30-Oct-21

3 1 -

Distance

11.71km

400 Soldier Settlers Road Tallangatta Valley VIC 3701

Sold Price

^{RS} **\$780,000**

Sold Date

01-Apr-21

3 1 4

Distance

12.32km

719 Murray River Road Talgarno VIC 3691

Sold Price

^{RS} **\$1,100,000** ^{UN}

Sold Date

09-Nov-21

4 2 4

Distance

19.58km

1209 Tallangatta Creek Road Tallangatta Valley VIC 3701

Sold Price

^{RS} **\$1,264,000** ^{UN}

Sold Date

29-Nov-21

3 1 2

Distance

19.82km

1317 Lake Road Bethanga VIC 3691

Sold Price

^{RS} **\$1,040,000**

Sold Date

22-Jan-21

4 2 4

Distance

20.22km
RS = Recent sale

UN = Undisclosed Sale

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