

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**186 SIMMONDS CREEK ROAD, TAWONGA**  3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$435,000 to \$479,000**

## MEDIAN SALE PRICE



### TAWONGA SOUTH, VIC, 3698

Suburb Median Sale Price (House)

**\$225,000**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**285 SIMMONDS CREEK RD, TAWONGA**

 4  2  2

Sale Price

**\$415,000**

Sale Date: 22/06/2016

Distance from Property: 711m



**256 KIEWA VALLEY HWY, TAWONGA SOUTH,**

 -  -  -

Sale Price

**\$475,000**

Sale Date: 29/01/2016

Distance from Property: 1.7km



This report has been compiled on 19/12/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

186 SIMMONDS CREEK ROAD, TAWONGA SOUTH, VIC 3698

Indicative selling price

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Price Range:

\$435,000 to \$479,000

Median sale price

Median price

\$225,000

House

X

Unit


Suburb

TAWONGA SOUTH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
285 SIMMONDS CREEK RD, TAWONGA SOUTH, VIC 3698	\$415,000	22/06/2016
256 KIEWA VALLEY HWY, TAWONGA SOUTH, VIC 3698	\$475,000	29/01/2016