

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



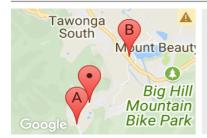
# 186 SIMMONDS CREEK ROAD, TAWONGA 🕮 3 🕒 2 🚓 2

#### **Indicative Selling Price**

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

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







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



# 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

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

Price Range:

\$435,000 to \$479,000

## Median sale price

Median price	\$225,000	House	Χ	Unit	Suburb	TAWONGA SOUTH
Period	01 October 2016 to 30 2017	Septembe	er	Source		pricefinder

#### 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