

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

7 WERAMU STREET, TALLANGATTA, VIC 3700

### Indicative selling price

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

Single Price: \$449,000

### Median sale price

Median price \$282,500

Property type

House

Suburb

TALLANGATTA

Period

01 January 2020 to 31 December 2020

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.

This Statement of Information was prepared on: 30/03/2021

## Nearby Comparable Sold Properties

There are 1 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$350,000 and the highest sale price is \$350,000 with a median sale price of \$350,000. Days listed ranges from 42 to 42 days with the average currently at 42 days for these selected properties.

### 9 YAMBA ST, TALLANGATTA, VIC 3700

Distance from Property: 93m  4  2  2



Property Type: House  
Area: 621 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$564  
RPD: 1//TP144936

Features:

Sale Price: **\$350,000 (Normal Sale)**  
Sale Date: 18/02/2020 Days to Sell: **42 Days**  
Last Price: \$379,000 Chg %:  
First Price: \$379,000 Chg %: **-7.7%**





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**7 WERAMU STREET, TALLANGATTA, VIC 3700**



### **Appraisal Price**

This market analysis has been prepared on 30/03/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$420,000 to \$440,000**

**Contact your agent for further information:**



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