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

162 Talgarno Gap Road Bethanga VIC 3691

Indicative selling price

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

Single Price	\$750,000	or range between		&		
--------------	-----------	---	--	---	--	--

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	
1657 Kiewa Valley Highway Kiewa VIC 3691	\$1,100,000	29-Oct-21	
91 Springvale Lane Kergunyah VIC 3691	\$725,000	07-Apr-21	
145 Martins Road Leneva VIC 3691	\$951,951	14-May-20	

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: 04 March 2022



consumer.vic.gov.au

firstnational Bonnici & Associates

Lexley Sewell

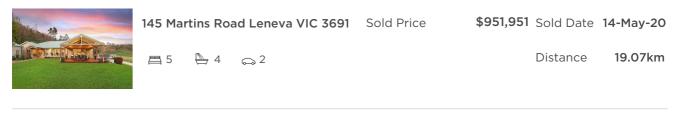
- P 02 6024 9222
- M 0427 249 222
- ${\sf E} \ {\sf lexley} @ wodongafn.com.au \\$



4	1657 Kiewa Valley Highway Kiewa VIC 3691		Sold Price	\$1,100,000	Sold Date	29-Oct-21	
	a 3	2	⇔ 4			Distance	18.91km



91 Springvale Lane Kergunyah VIC 3691			Sold Price	\$725,000	Sold Date	07-Apr-21
➡ 5	2	ç; 2			Distance	20.73km





C	1 Church Street Bethanga VIC 3691		Sold Price	\$600,000	Sold Date	25-Oct-21	
	昌 3	3	⇔ 3			Distance	1.94km



COMPANY STREET, ST.	1713 Murray River Road Talgarno VIC 3691			Sold Price	\$920,000	Sold Date	30-Oct-21
	= 3		\$ -			Distance	10.76km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.