

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

9 WATTS WAY TANGAMBALANGA 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

\$715,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Tangambalanga

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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

14 BAKER STREET TANGAMBALANGA VIC 3691	\$698,000	18-Dec-22
15 BAKER STREET TANGAMBALANGA VIC 3691	\$760,000	08-Dec-22
4 DAVIS COURT TANGAMBALANGA VIC 3691	\$745,000	04-May-23

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: 21 July 2023

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**14 BAKER STREET
TANGAMBALANGA VIC 3691**

4 2 2

Sold Price **\$698,000** Sold Date **18-Dec-22**

Distance **0.14km**



**15 BAKER STREET
TANGAMBALANGA VIC 3691**

4 2 2

Sold Price **\$760,000** Sold Date **08-Dec-22**

Distance **0.19km**



**4 DAVIS COURT
TANGAMBALANGA VIC 3691**

3 2 2

Sold Price **\$745,000** Sold Date **04-May-23**

Distance **0.4km**



**6 HOUSE COURT
TANGAMBALANGA VIC 3691**

4 2 2

Sold Price ^{RS} - ^{UN} Sold Date **10-Jul-23**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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