

STATEMENT OF INFORMATION

38 HARDYS ROAD, TALLANGATTA, VIC 3700

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 HARDYS ROAD, TALLANGATTA, VIC

- - -

Indicative Selling Price

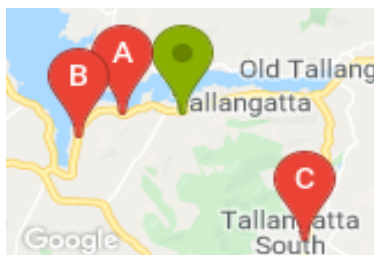
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$990,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



TALLANGATTA, VIC, 3700

Suburb Median Sale Price (House)

\$255,000

01 October 2018 to 30 September 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1165 MURRAY VALLEY HWY, HUON, VIC 3695

4 2 2

Sale Price

***\$905,000**

Sale Date: 19/09/2019

Distance from Property: 3.3km



1497 MURRAY VALLEY HWY, HUON, VIC 3695

5 2 6

Sale Price

\$720,000

Sale Date: 07/02/2019

Distance from Property: 5.7km



1013 OMEO HWY, TALLANGATTA SOUTH, VIC

3 - -

Sale Price

\$975,000

Sale Date: 04/03/2019

Distance from Property: 9.8km



This report has been compiled on 04/12/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - 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

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.

Property offered for

Address
Including suburb and

38 HARDYS ROAD, TALLANGATTA, VIC 3700

Indicative selling price

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

Single Price:

\$990,000

Median sale price

Median price

\$255,000

Property type

House

Suburb

TALLANGATTA

Period

01 October 2018 to 30 September 2019

Source

pricfinder

Comparable property sales

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

Price

Date of sale

1165 MURRAY VALLEY HWY, HUON, VIC 3695	*\$905,000	19/09/2019
1497 MURRAY VALLEY HWY, HUON, VIC 3695	\$720,000	07/02/2019
1013 OMEO HWY, TALLANGATTA SOUTH, VIC 3701	\$975,000	04/03/2019

This Statement of Information was prepared

04/12/2019