



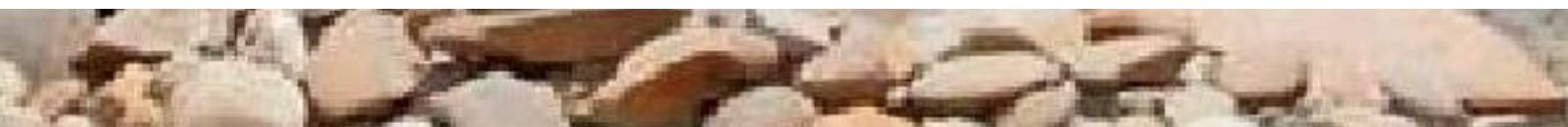
Bonnici &  
Associates



## STATEMENT OF INFORMATION

4 BUTLER COURT, TALLANGATTA, VIC 3700

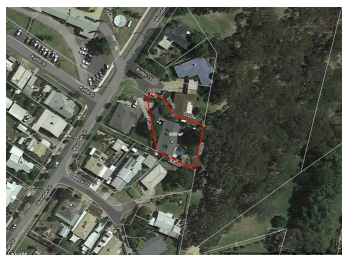
PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 4 BUTLER COURT, TALLANGATTA, VIC

3 1 3

#### Indicative Selling Price

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

Price Range: **\$380,000 to \$400,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

## MEDIAN SALE PRICE



### TALLANGATTA, VIC, 3700

Suburb Median Sale Price (House)

**\$245,000**

01 January 2018 to 31 December 2018

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.



### 11 AKUNA AVE, TALLANGATTA, VIC 3700

4 2 2

Sale Price

**\$370,000**

Sale Date: 19/12/2017

Distance from Property: 781m



### 4 QUEEN ELIZABETH DR, TALLANGATTA, VIC

3 1 2

Sale Price

**\$373,000**

Sale Date: 19/05/2017

Distance from Property: 1.1km



### 84 HARDYS RD, TALLANGATTA, VIC 3700

3 2 1

Sale Price

**\$390,000**

Sale Date: 06/07/2017

Distance from Property: 3.6km



This report has been compiled on 04/02/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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 1980

**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 sale

Address  
Including suburb and

4 BUTLER COURT, TALLANGATTA, VIC 3700

### Indicative selling price

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

Price Range:

\$380,000 to \$400,000

### Median sale price

Median price

\$245,000

House

☒

Unit

☐

Suburb

TALLANGATTA

Period

01 January 2018 to 31 December 2018

Source



### 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 property

#### Price

#### Date of sale

11 AKUNA AVE, TALLANGATTA, VIC 3700	\$370,000	19/12/2017
4 QUEEN ELIZABETH DR, TALLANGATTA, VIC 3700	\$373,000	19/05/2017
84 HARDYS RD, TALLANGATTA, VIC 3700	\$390,000	06/07/2017