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# Statement of Information

19 JILLICO AVENUE, TALLANGATTA, VIC 3700

Prepared by Tara Cobbe, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 JILICO AVENUE, TALLANGATTA, VIC** 3 1 -

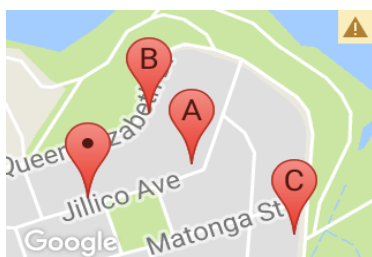
### Indicative Selling Price

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

Single Price: **\$239,000**

Provided by: Tara Cobbe, First National Bonnici & Associates

## MEDIAN SALE PRICE



**TALLANGATTA, VIC, 3700**

Suburb Median Sale Price (House)

**\$312,500**

01 January 2017 to 31 December 2017

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.



**39 JILICO AVE, TALLANGATTA, VIC 3700** 3 1 1

Sale Price

**\*\$239,000**

Sale Date: 12/01/2018

Distance from Property: 184m



**27 QUEEN ELIZABETH DR, TALLANGATTA, VIC** 3 1 1

Sale Price

**\*\*\$295,000**

Sale Date: 12/01/2018

Distance from Property: 185m



**52 QUEEN ELIZABETH DR, TALLANGATTA, VIC** 3 1 1

Sale Price

**\*\$200,000**

Sale Date: 12/01/2018

Distance from Property: 350m



This report has been compiled on 23/02/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [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

### Property offered for sale

Address  
Including suburb and  
postcode

19 JILLICO AVENUE, TALLANGATTA, VIC 3700

### Indicative selling price

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

Single Price:

\$239,000

### Median sale price

Median price

\$312,500

House

Unit

Suburb

TALLANGATTA

Period

01 January 2017 to 31 December 2017

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 property	Price	Date of sale
39 JILLICO AVE, TALLANGATTA, VIC 3700	*\$239,000	12/01/2018
27 QUEEN ELIZABETH DR, TALLANGATTA, VIC 3700	**\$295,000	12/01/2018
52 QUEEN ELIZABETH DR, TALLANGATTA, VIC 3700	*\$200,000	12/01/2018