Hinchliffe & Greed REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MORRIS COURT, TONGALA, VIC 3621







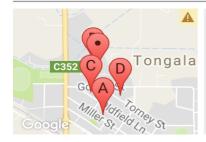
Indicative Selling Price

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

Price Range:

\$175,000 to \$185,000

MEDIAN SALE PRICE



TONGALA, VIC, 3621

Suburb Median Sale Price (House)

\$210,000

01 April 2016 to 31 March 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.



68 MILLER ST, TONGALA, VIC 3621







Sale Price

\$205,000

Sale Date: 07/04/2017

Distance from Property: 328m





5 MORRIS CRT, TONGALA, VIC 3621





Sale Price

\$168,750

Sale Date: 25/01/2017

Distance from Property: 51m





69 GOODA ST, TONGALA, VIC 3621





Sale Price

\$150.000

Sale Date: 24/10/2016

Distance from Property: 166m







50 TORNEY ST, TONGALA, VIC 3621





Sale Price \$167,500 Sale Date: 12/08/2016

Distance from Property: 237m



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	2 MORRIS COURT, TONGALA, VIC 3621
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Indicative selling price

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

Price Range: \$175,000 to \$185,000

Median sale price

Median price	\$210,000	House X	Unit	Suburb	TONGALA
Period	01 April 2016 to 31 March 2017		Source	p	ricefinder

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
68 MILLER ST, TONGALA, VIC 3621	\$205,000	07/04/2017
5 MORRIS CRT, TONGALA, VIC 3621	\$168,750	25/01/2017
69 GOODA ST, TONGALA, VIC 3621	\$150,000	24/10/2016
50 TORNEY ST, TONGALA, VIC 3621	\$167,500	12/08/2016

