

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MORRIS COURT, TONGALA, VIC 3621

3 1 1

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

3 1 1

Sale Price

\$205,000

Sale Date: 07/04/2017

Distance from Property: 328m



5 MORRIS CRT, TONGALA, VIC 3621

3 - -

Sale Price

\$168,750

Sale Date: 25/01/2017

Distance from Property: 51m



69 GOODA ST, TONGALA, VIC 3621

3 1 1

Sale Price

\$150,000

Sale Date: 24/10/2016

Distance from Property: 166m



This report has been compiled on 28/06/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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50 TORNEY ST, TONGALA, VIC 3621

 3  1  2

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

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



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