

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 HOBBS COURT, TONGALA, VIC 3621

3 2 2

Indicative Selling Price

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

Single Price:

\$329,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



TONGALA, VIC, 3621

Suburb Median Sale Price (House)

\$262,500

01 April 2017 to 31 March 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.



5 ALAN CHARLTON DR, TONGALA, VIC 3621

3 2 2

Sale Price

\$325,000

Sale Date: 15/01/2018

Distance from Property: 317m



15 MORRIS CRT, TONGALA, VIC 3621

3 2 2

Sale Price

\$300,000

Sale Date: 02/11/2017

Distance from Property: 124m



7 HOBBS CRT, TONGALA, VIC 3621

4 2 2

Sale Price

***\$335,000**

Sale Date: 21/06/2017

Distance from Property: 83m



This report has been compiled on 16/05/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

3 HOBBS COURT, TONGALA, VIC 3621

Indicative selling price

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

Single Price:

\$329,000

Median sale price

Median price

\$262,500

House

X

Unit

Suburb

TONGALA

Period

01 April 2017 to 31 March 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
5 ALAN CHARLTON DR, TONGALA, VIC 3621	\$325,000	15/01/2018
15 MORRIS CRT, TONGALA, VIC 3621	\$300,000	02/11/2017
7 HOBBS CRT, TONGALA, VIC 3621	*\$335,000	21/06/2017