

STATEMENT OF INFORMATION

25 LAMBERT STREET, TONGALA, VIC 3621

PREPARED BY BRENDON CORNWALL, HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 LAMBERT STREET, TONGALA, VIC



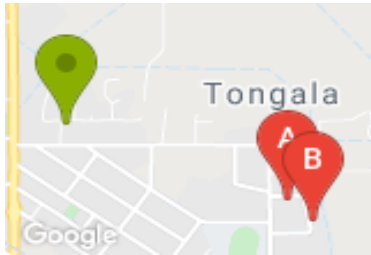
Indicative Selling Price

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

Price Range: \$375,000.00 to \$400,000.00

Provided by: Brendon Cornwall, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



TONGALA, VIC, 3621

Suburb Median Sale Price (House)

\$229,999

01 October 2019 to 30 September 2020

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



14 DEAKIN GR, TONGALA, VIC 3621



Sale Price

\$418,000

Sale Date: 27/05/2019

Distance from Property: 786m



17 DEAKIN GR, TONGALA, VIC 3621



Sale Price

\$377,000

Sale Date: 04/12/2019

Distance from Property: 897m



This report has been compiled on 26/11/2020 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2020 - 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

25 LAMBERT STREET, TONGALA, VIC 3621

Indicative selling price

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

Price Range: \$375,000.00 to \$400,000.00

Median sale price

Median price

\$229,999

Property type

House

Suburb

TONGALA

Period

01 October 2019 to 30 September 2020

Source

 pricfinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property

Price

Date of sale

14 DEAKIN GR, TONGALA, VIC 3621	\$418,000	27/05/2019
17 DEAKIN GR, TONGALA, VIC 3621	\$377,000	04/12/2019

This Statement of Information was prepared on:

26/11/2020