

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

21 TOWONG STREET EAST TALLANGATTA VIC 3700

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$745,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Tallangatta

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

8398 MURRAY VALLEY HIGHWAY TALLANGATTA EAST VIC 3700	\$790,000	13-Feb-24
1051 MURRAY VALLEY HIGHWAY TALLANGATTA VIC 3700	\$975,000	13-Mar-25
935 SIRLS ROAD JARVIS CREEK VIC 3700	\$980,000	11-Jul-24

OR

**B\*** ~~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.~~

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**8398 MURRAY VALLEY HIGHWAY  
TALLANGATTA EAST VIC 3700**

4 1 2

Sold Price

**\$790,000**

Sold Date

**13-Feb-24**

Distance

**8.22km**



**1051 MURRAY VALLEY HIGHWAY  
TALLANGATTA VIC 3700**

4 2 2

Sold Price

<sup>RS</sup> **\$975,000**

Sold Date

**13-Mar-25**

Distance

**4.69km**



**935 SIRLS ROAD JARVIS CREEK  
VIC 3700**

3 2 5

Sold Price

**\$980,000**

Sold Date

**11-Jul-24**

Distance

**6.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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