

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

6 JESSICA COURT TANGAMBALANGA VIC 3691

Indicative selling price

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

Single Price

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Tangambalanga

Period-from

01 May 2023

to

30 Apr 2024

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

75 KIEWA EAST ROAD TANGAMBALANGA VIC 3691	\$549,000	15-Mar-24
14 KIEWA VALLEY COURT TANGAMBALANGA VIC 3691	\$520,000	14-Jun-23
37 HUON-KIEWA ROAD TANGAMBALANGA VIC 3691	\$515,000	10-Apr-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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**75 KIEWA EAST ROAD
TANGAMBALANGA VIC 3691**

4 2 -

Sold Price ^{RS} **\$549,000** ^{UN} Sold Date **15-Mar-24**

Distance **0.21km**



**14 KIEWA VALLEY COURT
TANGAMBALANGA VIC 3691**

3 2 2

Sold Price **\$520,000** Sold Date **14-Jun-23**

Distance **0.34km**



**37 HUON-KIEWA ROAD
TANGAMBALANGA VIC 3691**

4 2 -

Sold Price **\$515,000** Sold Date **10-Apr-24**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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