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

75 KIEWA EAST ROAD 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 app	olicable)			

Median Price	\$593,000	Property type		House		Suburb	Tangambalanga
Period-from	01 Jan 2023	to	to 31 Dec 2023		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
2 EMILY CLOSE TANGAMBALANGA VIC 3691	\$595,000	17-Nov-23
34 HUON-KIEWA ROAD TANGAMBALANGA VIC 3691	\$593,000	29-Nov-22
4 SAMUEL STREET TANGAMBALANGA VIC 3691	\$502,000	15-Aug-23

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.

This Statement of Information was prepared on: 29 January 2024

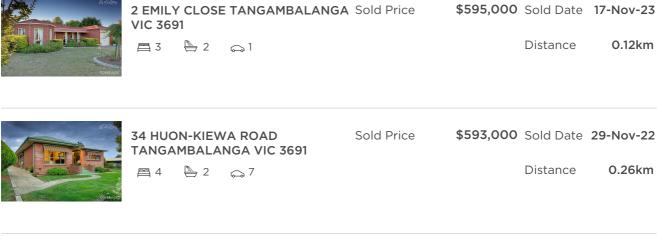


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firstnational Bonnici & Associates

Lexley Sewell

- P 02 6024 9222
- M 0427 249 222
- E lexley@wodongafn.com.au





	4 SAMUEL STREET TANGAMBALANGA VIC 3691		Sold Price	\$502,000	Sold Date	15-Aug-23	
- CIN		2 🚔				Distance	0.2km

RS = Recent sale UN = Undisclosed Sale

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