

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



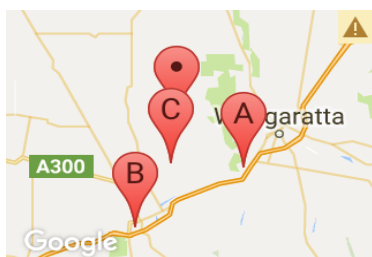
**LOT 2, 15 SARGEANT STREET, THOONA,**  -  -  -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$120,000**

## MEDIAN SALE PRICE




**THOONA, VIC, 3726**

**Suburb Median Sale Price (Vacant Land)**

**\$49,000**

01 July 2016 to 30 June 2017

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.



**156 ORCHARD DR, GLENROWAN, VIC 3675**  -  -  -

**Sale Price**

**\$95,000**

Sale Date: 06/05/2016

Distance from Property: 18km



**30 COWAN ST, BENALLA, VIC 3672**  4  2  2

**Sale Price**

**\*\$100,000**

Sale Date: 05/05/2017

Distance from Property: 26km



**LAKESIDE DR, CHESNEY VALE, VIC 3725**  -  -  -

**Sale Price**

**\$130,000**

Sale Date: 10/05/2017

Distance from Property: 9.9km



This report has been compiled on 01/09/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

LOT 2, 15 SARGEANT STREET, THOONA, VIC 3726

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$120,000

### Median sale price

Median price \$49,000

House

Unit

Suburb

THOONA

Period 01 July 2016 to 30 June 2017

Source

pricfinder

### 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
156 ORCHARD DR, GLENROWAN, VIC 3675	\$95,000	06/05/2016
30 COWAN ST, BENALLA, VIC 3672	*\$100,000	05/05/2017
LAKESIDE DR, CHESNEY VALE, VIC 3725	\$130,000	10/05/2017