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	14 KIEWA VALLEY 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	$509,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$576,000	Property type	House	Suburb	Tangambalanga
Period-from	01 Jun 2022	to	31 May 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
36 KIEWA EAST ROAD TANGAMBALANGA VIC 3691	$505,000	16-Mar-23
20 KIEWA EAST ROAD TANGAMBALANGA VIC 3691	$475,000	03-Aug-22
49 KIEWA EAST ROAD TANGAMBALANGA VIC 3691	$410,000	13-Apr-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: 01 June 2023

OBrien Real Estate | Meehan Sanderson

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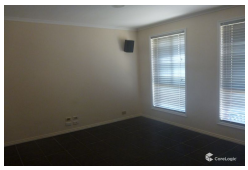


36 KIEWA EAST ROAD TANGAMBALANGA VIC 3691

3 1 2

Sold Price **$505,000** Sold Date **16-Mar-23**

Distance **0.81km**

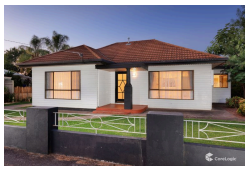


20 KIEWA EAST ROAD TANGAMBALANGA VIC 3691

3 2 2

Sold Price **$475,000** Sold Date **03-Aug-22**

Distance **0.95km**



49 KIEWA EAST ROAD TANGAMBALANGA VIC 3691

3 2 1

Sold Price **$410,000** Sold Date **13-Apr-23**

Distance **0.53km**



71 KIEWA EAST ROAD TANGAMBALANGA VIC 3691

3 1 2

Sold Price **$400,000** Sold Date **11-Jul-22**

Distance **0.16km**

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

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