

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 or locality and postcode 54 Southam Drive, Taggerty Vic 3714

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price*

Median price \$715,000 House X Unit Suburb or locality Taggerty

Period - From 19/05/2017 to 13/09/2017 Source pdol

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 eighteen 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
1	71 Seal Rock Rd BUXTON 3711	\$840,000	19/05/2017
2	1168 Connellys Creek Rd TAGGERTY 3714	\$700,000	07/09/2017
3	239 Swamp Creek Rd TAGGERTY 3714	\$605,000	13/09/2017

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 eighteen months.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

54 Southam Drive, Taggerty Vic 3714



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Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 30000 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price *
19/05/2017 - 13/09/2017: \$715,000
* Agent calculated median based on 3 sales

Comparable Properties



71 Seal Rock Rd BUXTON 3711 (REI/VG)

Agent Comments

 4  2  10

Price: \$840,000
Method: Private Sale
Date: 19/05/2017
Rooms: -
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 29200 sqm approx



1168 Connellys Creek Rd TAGGERTY 3714 (REI/VG)

Agent Comments

 5  2  5

Price: \$700,000
Method: Private Sale
Date: 07/09/2017
Rooms: -
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 7419 sqm approx

239 Swamp Creek Rd TAGGERTY 3714 (VG)

Agent Comments

 3  -  -

Price: \$605,000
Method: Sale
Date: 13/09/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 198000 sqm approx