

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

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### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 18 – 7 Mary Crescent Timboon

### Indicative selling price

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

Single price \$\*185,000

### Median sale price

Median price \$224,500

Property type Vacant land

Suburb Timboon

Period - From 14 November 2021

to

14 November 2022

Source



**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: 14/11/2022

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### Property offered for sale

Address  
Including suburb or locality and postcode

Lot 19 – 5 Mary Crescent Timboon

### Indicative selling price

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Single price \$\*190,000

### Median sale price

Median price \$224,500

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Suburb Timboon

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### Property offered for sale

Address  
Including suburb or  
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Lot 20 – 3 Mary Crescent Timboon

### Indicative selling price

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Single price \$\*190,000

### Median sale price

Median price \$224,500

Property type Vacant land

Suburb Timboon

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### Property offered for sale

Address  
Including suburb or locality and postcode

Lot 21 – 1 Mary Crescent Timboon

### Indicative selling price

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

Single price \$\*170,000

### Median sale price

Median price \$224,500

Property type Vacant land

Suburb Timboon

Period - From 14 November 2021

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### Property offered for sale

Address  
Including suburb or locality and postcode

Lot 22 – 18 :Lindquists Road Timboon

### Indicative selling price

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

Single price \$\*165,000

### Median sale price

Median price \$224,500

Property type Vacant land

Suburb Timboon

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### Property offered for sale

Address  
Including suburb or locality and postcode

Lot 23 – 2 Mary Crescent Timboon

### Indicative selling price

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

Single price \$\*165,000

### Median sale price

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### Property offered for sale

Address  
Including suburb or locality and postcode

Lot 24 – 12 Lindquists Road Timboon

### Indicative selling price

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

Single price \$\*160,000

### Median sale price

Median price \$224,500

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### Property offered for sale

Address  
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Lot 25 – 4 Mary Crescent Timboon

### Indicative selling price

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Single price \$\*195,000

### Median sale price

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### Property offered for sale

Address  
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Lot 50 – 6 Mary Crescent Timboon

### Indicative selling price

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Single price \$\*205,000

### Median sale price

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### Property offered for sale

Address  
Including suburb or  
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Lot 51 – 8 Mary Crescent Timboon

### Indicative selling price

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Single price \$\*205,000

### Median sale price

Median price \$224,500

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