

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

38 Bolivar Street, Terang Vic 3264

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$410,000

Property Type House

Suburb Terang

Period - From 12/07/2023

to 11/07/2024

Source REIV

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
1	32 Bolivar St TERANG 3264	\$490,000	27/07/2023
2	12 Bolivar St TERANG 3264	\$460,000	28/08/2023
3	19 Bolivar St TERANG 3264	\$425,000	23/10/2023

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:

12/07/2024 10:13



 3  - 

Property Type: House (Res)

Land Size: 822 sqm approx

Agent Comments

Indicative Selling Price

\$445,000

Median House Price

12/07/2023 - 11/07/2024: \$410,000

Comparable Properties

32 Bolivar St TERANG 3264 (VG)

Agent Comments

 3  -  -

Price: \$490,000

Method: Sale

Date: 27/07/2023

Property Type: House (Res)

Land Size: 1143 sqm approx



12 Bolivar St TERANG 3264 (REI/VG)

Agent Comments

 3  2  3

Price: \$460,000

Method: Private Sale

Date: 28/08/2023

Property Type: House

Land Size: 924 sqm approx



19 Bolivar St TERANG 3264 (REI/VG)

Agent Comments

 3  1  3

Price: \$425,000

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 830.50 sqm approx

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