

## 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	10 TOGNIS ACCESS TIMBOON VIC 3268
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### 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	\$695,000	<del>or range</del> between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$463,000	Property type	House	Suburb	Timboon
Period-from	01 Oct 2023	to	30 Sep 2024	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

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: 17 October 2024