

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

26 BARRETT STREET TIMBOON VIC 3268

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,250

Property type

House

Suburb

Timboon

Period-from

01 Oct 2022

to

30 Sep 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

17 BOND STREET TIMBOON VIC 3268	\$476,000	12-Apr-22
61 BARRETT STREET TIMBOON VIC 3268	\$496,000	13-Feb-23
11 DAWSON STREET TIMBOON VIC 3268	\$476,500	17-Mar-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.~~

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Peter Worden

P 03 5598 3050

M 0418616524

E peter.worden@landmark.com.au



17 BOND STREET TIMBOON VIC 3268

Sold Price

\$476,000

Sold Date

12-Apr-22

3 1 1

Distance

0.09km



61 BARRETT STREET TIMBOON VIC 3268

Sold Price

\$496,000

Sold Date

13-Feb-23

3 1 2

Distance

0.38km



11 DAWSON STREET TIMBOON VIC 3268

Sold Price

\$476,500

Sold Date

17-Mar-23

3 1 2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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