

# STATEMENT OF INFORMATION

1016 WALKERVILLE ROAD, TARWIN LOWER, VIC 3956

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1016 WALKERVILLE ROAD, TARWIN**

2 2 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$410,000 to \$425,000**

## MEDIAN SALE PRICE

**TARWIN LOWER, VIC, 3956****Suburb Median Sale Price (House)****\$362,500**

01 July 2017 to 31 December 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.

**30 FISHERS RD, TARWIN LOWER, VIC**

2 1 2

**Sale Price****\$435,000**

Sale Date: 14/05/2017

Distance from Property: 6.1km

**1220 BUFFALO-WARATAH RD, TARWIN**

3 1 2

**Sale Price****\$415,000**

Sale Date: 04/10/2017

Distance from Property: 5.4km

**1645 BUFFALO-WARATAH RD,**

2 1 2

**Sale Price****\$319,000**

Sale Date: 18/05/2017

Distance from Property: 6km



This report has been compiled on 14/03/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1016 WALKERVILLE ROAD, TARWIN LOWER, VIC 3956

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$410,000 to \$425,000

Median sale price

Median price

\$362,500

House

X

Unit


Suburb

TARWIN LOWER

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
30 FISHERS RD, TARWIN LOWER, VIC 3956	\$435,000	14/05/2017
1220 BUFFALO-WARATAH RD, TARWIN LOWER, VIC 3956	\$415,000	04/10/2017
1645 BUFFALO-WARATAH RD, WALKERVILLE, VIC 3956	\$319,000	18/05/2017