

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54-58 WALKERVILLE ROAD, TARWIN

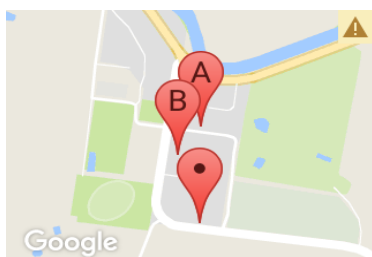
 3  1  3

Indicative Selling Price

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

Price Range: 299,500 to 329,000

MEDIAN SALE PRICE



TARWIN LOWER, VIC, 3956

Suburb Median Sale Price (House)

\$330,000

01 October 2016 to 30 September 2017

Provided by: 

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.

13 FAUNA PARK RD, TARWIN LOWER, VIC

 3  2  4

Sale Price

***\$275,000**

Sale Date: 08/09/2017

Distance from Property: 172m



2 ELLEN AVE, TARWIN LOWER, VIC 3956

 2  1  -

Sale Price

***\$171,350**

Sale Date: 17/11/2017

Distance from Property: 343m



20 WALKERVILLE RD, TARWIN LOWER, VIC

 2  1  2

Sale Price

\$255,000

Sale Date: 23/08/2017

Distance from Property: 251m



This report has been compiled on 21/12/2017 by South Coast. Property Data Solutions Pty Ltd 2017 - 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

54-58 WALKERVILLE ROAD, TARWIN LOWER, VIC 3956

Indicative selling price

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

Price Range:

299,500 to 329,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb

TARWIN LOWER

Period

01 October 2016 to 30 September 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
13 FAUNA PARK RD, TARWIN LOWER, VIC 3956	*\$275,000	08/09/2017
2 ELLEN AVE, TARWIN LOWER, VIC 3956	*\$171,350	17/11/2017
20 WALKERVILLE RD, TARWIN LOWER, VIC 3956	\$255,000	23/08/2017