

# 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 39 Kerferd Street Tatura Victoria 3616

### Indicative selling price

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

Single price \$345,000

### Median sale price

Median price \$385,000

Property type House

Suburb Tatura 3616

Period - From 15/7/2021

to

15/7/2022

Source Realestate.com

### 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
1 22 Hughes Street Tatura	\$310,000	11/3/2022
2 53 Service Street Tatura	\$350,000	5/10/2021
3 60 Brown Street Tatura	\$350,000	25/11/2021

This Statement of Information was prepared on: 15/7/2022