

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

145 Potts Road Taradale VIC 3447

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

128 Fryerstown Road Taradale VIC 3447	\$1,000,000	15-Sep-21
9 Shirley Drive Taradale VIC 3447	\$1,200,000	12-Mar-21
50 Back Road Taradale VIC 3447	\$997,500	14-Nov-21

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: 02 March 2022

A photograph of a long, single-story building with a dark, gabled roof. The building features a prominent wall of large, multi-paned windows that appear to be made of glass blocks or have a textured, patterned appearance. The building is situated on a grassy area with a dense line of trees in the background. The sky is blue with some light clouds.An aerial photograph showing a large, modern house with a light-colored exterior and a dark roof. The house is situated on a grassy area next to a large, calm lake. A swimming pool is visible in the foreground, and a paved driveway leads to the house. The surrounding area is lush with green trees and vegetation.

OPEN FOR INSPECTION POLICY

As of Friday night October 9pm the following procedures will be in place at all Caine Real Estate inspections:

- Agents attending will be fully vaccinated
- Only fully vaccinated clients may attend and must check-in using the Government QR code
- Clients who are partially vaccinated/can not wait to observe their valuation should may view by private appointment only
- General COVID-19 guidelines still apply
 - Maintain a safe distance
 - Wear a mask inside and outside the property
 - Do not attend if you are feeling unwell or displaying any cold/flu like symptoms
 - Refrain from coughing/sneezing/laughing, such as these actions, clapping and tap-water

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Contact our offices on 01 863 8000 for more information

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