

## 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

155 CURDIES RIVER ROAD TIMBOON VIC 3268

### Indicative selling price

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

Single Price

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$195,000

Property type

Land

Suburb

Timboon

Period-from

01 Dec 2021

to

30 Nov 2022

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

29 POWER STREET TIMBOON VIC 3268

\$225,000

14-Nov-22

165 CURDIES RIVER ROAD TIMBOON VIC 3268

\$195,000

23-Aug-21

167 CURDIES RIVER ROAD TIMBOON VIC 3268

\$195,000

06-Sep-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 December 2022



**29 POWER STREET TIMBOON VIC 3268**

Sold Price <sup>RS</sup> **\$225,000** <sup>UN</sup> Sold Date **14-Nov-22**

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Distance **1.1km**



**165 CURDIES RIVER ROAD  
TIMBOON VIC 3268**

Sold Price **\$195,000** Sold Date **23-Aug-21**

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Distance **0.12km**



**167 CURDIES RIVER ROAD  
TIMBOON VIC 3268**

Sold Price Sold Date **06-Sep-21**

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Distance **0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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