

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 85 ASHES BRIDGE ROAD, TALLAROOK, 🕮 - 🕾 - 😂 -







**Indicative Selling Price** 

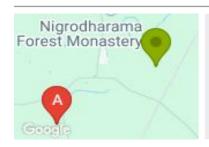
For the meaning of this price see consumer.vic.au/underquoting

**Single Price:** 

\$1,400,000

Provided by: Michael O'Sullivan, Ray White Seymour

### **MEDIAN SALE PRICE**



## TALLAROOK, VIC, 3659

**Suburb Median Sale Price (Vacant Land)** 

\$312,500

01 July 2023 to 30 June 2024

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



## 1415 SUGARLOAF CREEK RD, SUGARLOAF







Sale Price

\*\$600,000

Sale Date: 31/07/2024

Distance from Property: 3.1km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.

Property offered for
----------------------

Address Including suburb and postcode

85 ASHES BRIDGE ROAD, TALLAROOK, VIC 3659

#### Indicative selling price

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

Single Price: \$1,400,000

### Median sale price

Median price	\$312,500	Property type	Vacant Land		Suburb	TALLAROOK
Period	01 July 2023 to 30 June 2024		Source	pricefinder		<del>_</del> <del>_</del>

#### Comparable property sales

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.

Address of comparable		Price	Date of sale	
	1415 SUGARLOAF CREEK RD, SUGARLOAF CREEK, VIC 3658	*\$600,000	31/07/2024	

This Statement of Information was prepared on:

06/09/2024

