Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address Lot 10 Toby Cr, Tatura Vic 3616

Indicative selling price

	51						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$169,000						
Median sale price							
Median price	\$142,000	Pro	operty Type Vac	ant land	Suburb Tatura		
Period - From	16/12/2018	to	15/12/2019	Source	REIV		

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

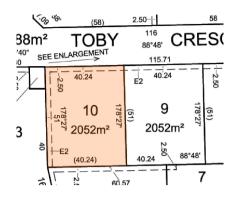
This Statement of Information was prepared on:

16/12/2019 15:43



Lot 10 Toby Cr, Tatura Vic 3616







Property Type: Vacant Land **Land Size:** 2052 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$169,000 Median Land Price

Median Land Price 16/12/2018 - 15/12/2019: \$142,000

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 eighteen months.

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.