

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 40 Thomson Street Tatura Victoria 3616

Indicative selling price

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

range between \$325,000 & \$335,000

Median sale price

Median price \$317,5000 Property type House Suburb Tatura Victoria 3616

Period - From Jan 2019 to Nov 2019 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. 758 O'Reilly Road Tatura	\$420,000	23/7/2019
2. 12 Birkdale Square Tatura	\$345,000	3/10/2019
3. 257 Hogan Street Tatura	\$264,000	5/10/2019

This Statement of Information was prepared on: 19th November 2019