

## 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

11 STONEHAVEN ROAD TATURA VIC 3616

### 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

or range  
between

\$260,000

&

\$275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Tatura

Period-from

01 Jul 2021

to

30 Jun 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

8 STONEHAVEN ROAD TATURA VIC 3616	\$267,000	11-Nov-21
1 STONEHAVEN ROAD TATURA VIC 3616	\$266,000	30-Sep-21
9 HUGHES STREET TATURA VIC 3616	\$275,000	15-Jun-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: 27 July 2022



**8 STONEHAVEN ROAD TATURA VIC 3616**

3 1 2

Sold Price **\$267,000** Sold Date **11-Nov-21**

Distance **0.06km**

**THIS PROPERTY IS AVAILABLE TO INSPECT BY PRIVATE APPOINTMENT ONLY.**

**PLEASE CONTACT YOUR STOCKDALE & LEGGO AGENT TO ARRANGE A SUITABLE TIME.**

**READER'S NOTE:** This property is not a residential property. It is a commercial property. The information in this advertisement is for general information only. It is not intended to be a contract. Please contact your agent for more information.

Stockdale & Leggo is an equal opportunity employer.

Thank you for your cooperation and understanding. If you have any queries please contact us.

**1 STONEHAVEN ROAD TATURA VIC 3616**

3 1 -

Sold Price **\$266,000** Sold Date **30-Sep-21**

Distance **0.08km**



**9 HUGHES STREET TATURA VIC 3616**

3 1 3

Sold Price **\$275,000** Sold Date **15-Jun-21**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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