

## 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

16 EGAN STREET 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

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$263,500

Property type

Land

Suburb

Timboon

Period-from

01 Feb 2024

to

31 Jan 2025

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

Address of comparable property	Price	Date of sale
163 CURDIES RIVER ROAD TIMBOON VIC 3268	\$340,000	06-Nov-24
49 LINDQUISTS ROAD TIMBOON VIC 3268	\$435,000	16-Apr-24
6 EGAN STREET TIMBOON VIC 3268	\$303,000	14-Feb-25

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: 20 February 2025



**163 CURDIES RIVER ROAD  
 TIMBOON VIC 3268**

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Sold Price **\$340,000** Sold Date **06-Nov-24**

Distance **1.23km**



**49 LINDQUISTS ROAD TIMBOON  
 VIC 3268**

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Sold Price **\$435,000** Sold Date **16-Apr-24**

Distance **1.91km**



**6 EGAN STREET TIMBOON VIC  
 3268**

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Sold Price <sup>RS</sup> **\$303,000** <sup>UN</sup> Sold Date **14-Feb-25**

Distance **0.15km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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