

# 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 or  
locality and postcode

25 Wylie Street, Taggerty Vic 3714

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$350,000

### Median sale price\*

Median price

Property Type

Suburb

Taggerty

Period - From

to

Source

### 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
1	240 Glendale La TAGGERTY 3714	\$357,000	31/03/2020
2	3323 Maroondah Hwy TAGGERTY 3714	\$241,000	16/01/2021
3	3 Torbreck St TAGGERTY 3714	\$231,000	06/08/2020

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:

05/04/2021 15:29

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

25 Wylie Street, Taggerty Vic 3714

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**Indicative Selling Price**

\$350,000

**No median price available**



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2480 sqm approx

**Agent Comments**

## Comparable Properties

**240 Glendale La TAGGERTY 3714 (VG)**

**Agent Comments**



**Price:** \$357,000

**Method:** Sale

**Date:** 31/03/2020

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 5390 sqm approx

**3323 Maroondah Hwy TAGGERTY 3714 (VG)**

**Agent Comments**



**Price:** \$241,000

**Method:** Sale

**Date:** 16/01/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2020 sqm approx

**3 Torbreck St TAGGERTY 3714 (VG)**

**Agent Comments**



**Price:** \$231,000

**Method:** Sale

**Date:** 06/08/2020

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 5300 sqm approx

**Account** - Professionals Marysville | P: 03 5963 4491 | F: 03 5963 4493