

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 12 Forsyth Place Tatura Victoria 3616

Indicative selling price

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

Single price \$605,000

Median sale price

Median price \$485,000 Property type House Suburb Tatura Victoria 3616

Period - From 3/3/2023 to 3/3/2024 Source Real Estate.com.au

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	68 Sunningdale Boulevard Tatura Vic 36116	\$718,000	11/8/2023
2	47 Sunningdale Boulevard Tatura Vic 3616	\$645,000	13/10/2023
3	297 Hogan Street Tatura Vic 3616	\$715,000	15/9/2023

This Statement of Information was prepared on: 3rd March 2024