

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

8 HOSPITAL ROAD TIMBOON VIC 3268

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Timboon

Period-from

01 Jan 2022

to

31 Dec 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

39 NEAL STREET TIMBOON VIC 3268

\$446,000

21-Dec-21

23 CHURCH STREET TIMBOON VIC 3268

\$450,000

16-Sep-22

7 MORGAN STREET TIMBOON VIC 3268

\$440,000

02-Dec-22

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: 10 January 2023

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39 NEAL STREET TIMBOON VIC 3268

Sold Price

\$446,000

Sold Date

21-Dec-21

3

1

2

Distance

1.2km



23 CHURCH STREET TIMBOON VIC 3268

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

16-Sep-22

3

1

2

Distance

0.7km



7 MORGAN STREET TIMBOON VIC 3268

Sold Price

^{RS} **\$440,000** ^{UN}

Sold Date

02-Dec-22

3

1

2

Distance

0.64km



14 MORGAN STREET TIMBOON VIC 3268

Sold Price

\$440,000

Sold Date

13-Oct-22

3

1

-

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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