Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address Including suburb and postcode

21 MARY CRESCENT, TIMBOON, VIC 3268

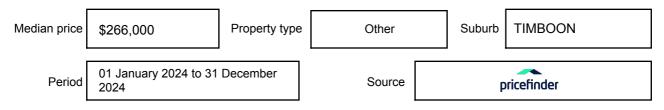
Indicative selling price

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

Single Price:

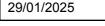
\$210,000

Median sale price



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.





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Property offered for sale

Address Including suburb and postcode

13 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

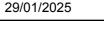
\$195,000

Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

Comparable property sales

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Property offered for sale

Address Including suburb and postcode

11 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$185,000

Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

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Property offered for sale

Address Including suburb and postcode

3 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

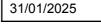
\$190,000

Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

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Property offered for sale

Address Including suburb and postcode

12 MARY CRESCENT, TIMBOON, VIC 3268

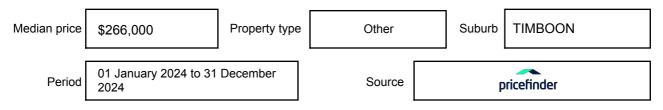
Indicative selling price

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

Single Price:

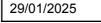
\$180,000

Median sale price



Comparable property sales

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Property offered for sale

Address Including suburb and postcode

17 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

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Property offered for sale

Address Including suburb and postcode

15 MARY CRESCENT, TIMBOON, VIC 3268

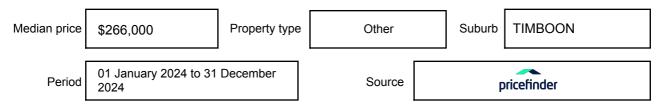
Indicative selling price

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

Single Price:

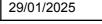
\$200,000

Median sale price



Comparable property sales

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Property offered for sale

Address Including suburb and postcode

10 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$180,000

Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

Comparable property sales

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