

## 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

11 DAWSON 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

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

14 MORGAN STREET TIMBOON VIC 3268

\$440,000

13-Oct-22

25 CHURCH STREET TIMBOON VIC 3268

\$450,000

16-Sep-22

17 BOND STREET TIMBOON VIC 3268

\$476,000

12-Apr-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: 31 January 2023



**14 MORGAN STREET TIMBOON VIC 3268** Sold Price **\$440,000** Sold Date **13-Oct-22**

3 1 -

Distance **0.27km**



**25 CHURCH STREET TIMBOON VIC 3268** Sold Price **\$450,000** Sold Date **16-Sep-22**

3 1 -

Distance **0.38km**



**17 BOND STREET TIMBOON VIC 3268** Sold Price **\$476,000** Sold Date **12-Apr-22**

3 1 1

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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