

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

32 SWANSTON STREET TERANG VIC 3264

Indicative selling price

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

Single Price

\$299,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,444

Property type

House

Suburb

Terang

Period-from

01 Jun 2022

to

31 May 2023

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

6 PRINCE STREET TERANG VIC 3264	\$295,000	21-Jan-22
1A BLACK STREET TERANG VIC 3264	\$270,000	17-Dec-21
18 BAYNES STREET TERANG VIC 3264	\$330,000	25-Mar-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: 08 June 2023



**6 PRINCE STREET TERANG VIC
3264**

3 1 1

Sold Price **\$295,000** Sold Date **21-Jan-22**

Distance **0.91km**



**1A BLACK STREET TERANG VIC
3264**

3 1 1

Sold Price **\$270,000** Sold Date **17-Dec-21**

Distance **0.47km**



**18 BAYNES STREET TERANG VIC
3264**

3 1 1

Sold Price **\$330,000** Sold Date **25-Mar-22**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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