

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 47 Gowrie Street Tatura

Indicative selling price

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

Price Range between \$395,000 & \$405,000

Median sale price

Median price \$425,000

Property type House

Suburb Tatura Vic 3616

Period - From 1/5/2020

to

3/5/2021

Source RealEstate.com

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
1 142 O'Reilly Road Tatura Vic 3616	\$475,000	10/11/2020
2 18 Pyke Street Tatura Vic 3616	\$445,000	28/03/2020
3 1 McGrath Court Tatura Vic 3616	\$395,000	24/03/2021

This Statement of Information was prepared on: 12/5/2021