

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 or
locality and postcode

32 Curdievale Road, Timboon Vic 3268

Indicative selling price

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

Range between \$420,000 & \$445,000

Median sale price

Median price \$490,000 Property Type House Suburb Timboon

Period - From 09/02/2023 to 08/02/2024 Source REIV

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
1	14 Morgan St TIMBOON 3268	\$440,000	13/10/2022
2	42 Neal St TIMBOON 3268	\$425,000	21/12/2023
3	96 Bailey St TIMBOON 3268	\$420,000	06/07/2023

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:

09/02/2024 11:38



Property Type: House (Previously Occupied - Detached)
Land Size: 1190 sqm approx
 Agent Comments

Indicative Selling Price
 \$420,000 - \$445,000
Median House Price
 09/02/2023 - 08/02/2024: \$490,000

Comparable Properties



14 Morgan St TIMBOON 3268 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 13/10/2022
Property Type: House
Land Size: 890 sqm approx



42 Neal St TIMBOON 3268 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 785 sqm approx



96 Bailey St TIMBOON 3268 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 06/07/2023
Property Type: House
Land Size: 800 sqm approx

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