

# 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

108 Taemore Close, Haddon Vic 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$950,000

### Median sale price

Median price

\$757,500

Property Type

House

Suburb

Haddon

Period - From

01/10/2020

to

30/09/2021

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	249 Jollys Hill Rd SMYTHES CREEK 3351	\$976,000	06/09/2021
2	117 Crown and Sceptre Rd CARDIGAN 3352	\$970,000	19/10/2020
3	45 Page Rd SMYTHES CREEK 3351	\$925,000	12/12/2020

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:

26/11/2021 10:45



4 2 6

**Rooms:** 7

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 19170 sqm approx

**Agent Comments**

## Comparable Properties



**249 Jollys Hill Rd SMYTHES CREEK 3351 (REI)**

**Agent Comments**

4 2 2

**Price:** \$976,000

**Method:** Private Sale

**Date:** 06/09/2021

**Property Type:** House (Rur)

**Land Size:** 23188.49 sqm approx



**117 Crown and Sceptre Rd CARDIGAN 3352 (REI/VG)**

**Agent Comments**

4 2 18

**Price:** \$970,000

**Method:** Private Sale

**Date:** 19/10/2020

**Property Type:** House (Res)

**Land Size:** 40468.60 sqm approx



**45 Page Rd SMYTHES CREEK 3351 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 12/12/2020

**Property Type:** House

**Land Size:** 20200 sqm approx