



**first
national**
REAL ESTATE

We put you first

Statement of Information

45 ARBUTHNOTS ROAD, TARWIN LOWER, VIC 3956

Prepared by South Coast, 1A Beckett Street Inverloch

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



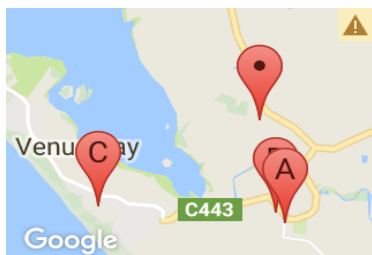
45 ARBUTHNOTS ROAD, TARWIN LOWER,  3  1  5

Indicative Selling Price

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

Price Range: **560,000 to 620,000**

MEDIAN SALE PRICE



TARWIN LOWER, VIC, 3956

Suburb Median Sale Price (House)

\$360,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



6 WALKERVILLE RD, TARWIN LOWER, VIC

 3  2  8

Sale Price

***\$445,000**

Sale Date: 26/03/2018

Distance from Property: 3km



13 SCHOOL RD, TARWIN LOWER, VIC 3956

 3  2  2

Sale Price

\$520,000

Sale Date: 06/02/2018

Distance from Property: 2.6km



13 MONCUR CRT, VENUS BAY, VIC 3956

 3  2  4

Sale Price

\$496,000

Sale Date: 14/11/2017

Distance from Property: 4.8km



This report has been compiled on 09/05/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 ARBUTHNOTS ROAD, TARWIN LOWER, VIC 3956

Indicative selling price

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

Price Range:

560,000 to 620,000

Median sale price

Median price

\$360,000

House

X

Unit


Suburb

TARWIN LOWER

Period

01 April 2017 to 31 March 2018

Source



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
6 WALKERVILLE RD, TARWIN LOWER, VIC 3956	*\$445,000	26/03/2018
13 SCHOOL RD, TARWIN LOWER, VIC 3956	\$520,000	06/02/2018
13 MONCUR CRT, VENUS BAY, VIC 3956	\$496,000	14/11/2017