

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

12 MURNANE 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Terang

Period-from

01 Aug 2021

to

31 Jul 2022

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

8 BURKES ROAD TERANG VIC 3264	\$320,000	31-May-22
18 BAYNES STREET TERANG VIC 3264	\$330,000	25-Mar-22
7 EMENY STREET TERANG VIC 3264	\$340,000	19-Feb-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: 01 August 2022



**8 BURKES ROAD TERANG VIC
3264**

3 1 2

Sold Price **\$320,000** Sold Date **31-May-22**

Distance **0.29km**



**18 BAYNES STREET TERANG VIC
3264**

3 1 1

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

Distance **0.67km**



**7 EMENY STREET TERANG VIC
3264**

3 1 2

Sold Price **\$340,000** Sold Date **19-Feb-22**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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