

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 SCOTTYS TRACK, TANJIL BREN, VIC

3 bedrooms 1 bathroom 1 car

Indicative Selling Price

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

Price Range: **\$310,000 to \$340,000**

Provided by: Miranda Pike, Elders Real Estate Delaney Group

MEDIAN SALE PRICE



TANJIL BREN, VIC, 3833

Suburb Median Sale Price (House)

\$300,500

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



6 MILL RD, TANJIL BREN, VIC 3833

3 bedrooms 1 bathroom 1 car

Sale Price

\$335,000

Sale Date: 05/06/2024

Distance from Property: 309m



3498 MT BAW BAW TOURIST RD, TANJIL

2 bedrooms 1 bathroom - car

Sale Price

\$266,000

Sale Date: 16/02/2024

Distance from Property: 151m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

9 SCOTTYS TRACK, TANJIL BREN, VIC 3833

Indicative selling price

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

Price Range:

\$310,000 to \$340,000

Median sale price

Median price

\$300,500

Property type

House

Suburb

TANJIL BREN

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

6 MILL RD, TANJIL BREN, VIC 3833	\$335,000	05/06/2024
3498 MT BAW BAW TOURIST RD, TANJIL BREN, VIC 3833	\$266,000	16/02/2024

This Statement of Information was prepared on:

14/08/2024