

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

13 Merino Drive Teesdale VIC 3328

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Other

Suburb

Teesdale

Period-from

01 Jun 2020

to

31 May 2021

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

72 Jollys Road Teesdale VIC 3328	\$410,000	15-Apr-21
65 Tolson Street Teesdale VIC 3328	\$395,000	16-Apr-21
26 Sugar Gum Crescent Teesdale VIC 3328	\$390,000	19-Jan-21

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: 03 June 2021



72 Jollys Road Teesdale VIC 3328

Sold Price

^{RS}

\$410,000

Sold Date

15-Apr-21



Distance

2.29km



65 Tolson Street Teesdale VIC 3328

Sold Price

\$395,000

Sold Date

16-Apr-21



Distance

3.34km



26 Sugar Gum Crescent Teesdale
VIC 3328

Sold Price

\$390,000

Sold Date

19-Jan-21



Distance

4.12km

RS = Recent sale

UN = Undisclosed Sale

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