## 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

126 Tarraford Way, Batesford Vic 3213

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	n \$1,950,000	&	\$2,145,000				
Median sale price*							
Median price		Property Type	Suburb Batesford				
Period - From		to	Source				

### 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.

Ado	dress of comparable property	Price	Date of sale
1	52 Bilyana Rd BATESFORD 3213	\$1,910,000	31/03/2022
2	100 Tolloora Way BATESFORD 3213	\$1,770,000	02/12/2021
3	1 Greenstone La BATESFORD 3213	\$1,725,000	26/11/2021

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:

04/05/2022 16:11

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



# STEWART





Property Type: Hobby Farm < 20 ha (Rur) Land Size: 18150 sqm approx Agent Comments Andrew Rice 03 52266100 0457 105500 arice@charlesstewart.com.au

> Indicative Selling Price \$1,950,000 - \$2,145,000 No median price available

# **Comparable Properties**



52 Bilyana Rd BATESFORD 3213 (REI)



Price: \$1,910,000 Method: Private Sale Date: 31/03/2022 Property Type: House Land Size: 4996 sqm approx Agent Comments

Agent Comments



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100 Tolloora Way BATESFORD 3213 (REI/VG)

Price: \$1,770,000 Method: Private Sale Date: 02/12/2021 Property Type: House Land Size: 12400 sqm approx



1 Greenstone La BATESFORD 3213 (REI/VG) Agent Comments



Price: \$1,725,000 Method: Private Sale Date: 26/11/2021 Property Type: House Land Size: 12949.95 sqm approx

Account - Charles Stewart Geelong | P: 03 5226 6100 | F: 03 52266 111





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