

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

12 Bolivar Street, Terang Vic 3264

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$385,000

Property Type House

Suburb Terang

Period - From 02/05/2022

to 01/05/2023

Source REIV

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
1	25 Bolivar St TERANG 3264	\$575,000	27/10/2022
2	119 Terang Mortlake Rd TERANG 3264	\$515,000	12/07/2022
3	38 Thomson St TERANG 3264	\$510,000	21/04/2022

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:

02/05/2023 13:05

12 Bolivar Street, Terang Vic 3264

CHARLES
STEWART
NASH McVILLY

Brian Rowbottom

03 55932288

0409 939257

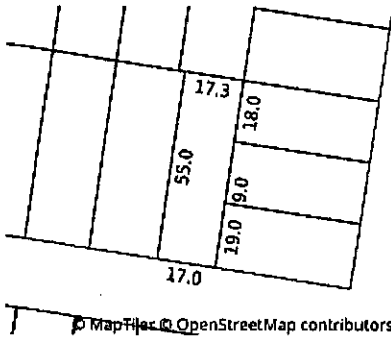
browbottom@charlesstewart.com.au

Indicative Selling Price

\$480,000 - \$528,000

Median House Price

02/05/2022 - 01/05/2023: \$385,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1010 sqm approx

Agent Comments

Comparable Properties



25 Bolivar St TERANG 3264 (REI/VG)

Agent Comments



Price: \$575,000

Method: Sold Before Auction

Date: 27/10/2022

Property Type: House (Res)

Land Size: 831 sqm approx



119 Terang Mortlake Rd TERANG 3264 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 2707 sqm approx



38 Thomson St TERANG 3264 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 21/04/2022

Property Type: House

Land Size: 1159 sqm approx

Account - Charles Stewart Camperdown | P: 03 55932288 | F: 0355932299



The State of Victoria owns the copyright in the property sales data and reproduction of that 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 licensed material 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.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.