

## 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

334 TIMBOON-PORT CAMPBELL ROAD TIMBOON VIC 3268

### Indicative selling price

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

Single Price

\$620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Other

Suburb

Timboon

Period-from

01 Jan 2022

to

31 Dec 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

588 TIMBOON-COLAC ROAD SCOTTS CREEK VIC 3267

\$599,900

11-Oct-21

142 H ROBILLIARDS ROAD TIMBOON VIC 3268

\$695,000

16-Dec-22

79 BAILEY STREET TIMBOON VIC 3268

\$650,000

10-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: 15 January 2023



**588 TIMBOON-COLAC ROAD  
SCOTTS CREEK VIC 3267**

4 2 2

Sold Price **\$599,900** Sold Date **11-Oct-21**

Distance **11.44km**



**142 H ROBILIARDS ROAD  
TIMBOON VIC 3268**

4 2 2

Sold Price <sup>RS</sup> **\$695,000** <sup>UN</sup> Sold Date **16-Dec-22**

Distance **7.36km**



**79 BAILEY STREET TIMBOON VIC  
3268**

4 2 2

Sold Price **\$650,000** Sold Date **10-Feb-22**

Distance **3.82km**

RS = Recent sale

UN = Undisclosed Sale

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