

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

170 HORES ROAD TALGARNO VIC 3691

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

Important advice about the median sale price: 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*.

Comparable property sales (*Delete A or B below as applicable)

A* These are the four 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
164 HORES ROAD TALGARNO VIC 3691	\$3,270,000	22-Oct-21
1713 MURRAY RIVER ROAD TALGARNO VIC 3691	\$920,000	30-Oct-21
138 FLAGSTAFF ROAD TALGARNO VIC 3691	\$1,300,000	20-Aug-21
75 HORES ROAD TALGARNO VIC 3691	\$1,500,000	14-Dec-22

This Statement of Information was prepared on: 09 February 2023



164 HORES ROAD TALGARNO VIC 3691

Sold Price

\$3,270,000

Sold Date

22-Oct-21

 5  3  8

Distance

0.21km



**1713 MURRAY RIVER ROAD
TALGARNO VIC 3691**

Sold Price

\$920,000

Sold Date

30-Oct-21

 3  1  -

Distance

2.28km



**138 FLAGSTAFF ROAD TALGARNO
VIC 3691**

Sold Price

\$1,300,000

Sold Date

20-Aug-21

 3  2  -

Distance

8.42km

RS = Recent sale

UN = Undisclosed Sale

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