

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

15 FERGUSON ROAD TATURA VIC 3616

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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Farm

Suburb

Tatura

Period-from

01 Feb 2024

to

31 Jan 2025

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

572-574 MURTON ROAD TATURA VIC 3616	\$1,150,000	17-Oct-23
1550 MURCHISON-TATURA ROAD TATURA VIC 3616	\$945,000	07-Aug-23
15 FERGUSON ROAD TATURA VIC 3616	\$860,000	30-Jul-24

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.

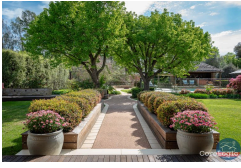
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**572-574 MURTON ROAD TATURA
VIC 3616**

 5  2  2

Sold Price

\$1,150,000

Sold Date

17-Oct-23

Distance

1.88km



**1550 MURCHISON-TATURA ROAD
TATURA VIC 3616**

 4  3  -

Sold Price

\$945,000

Sold Date

07-Aug-23

Distance

2.65km



**15 FERGUSON ROAD TATURA VIC
3616**

 4  2  4

Sold Price

\$860,000

Sold Date

30-Jul-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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