

A vintage-style yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a wicker basket on the handlebars filled with pink flowers and greenery. The background shows a blurred street scene with trees and buildings. In the top right corner, there is a yellow rectangular box containing the text 'RayWhite.'

**RayWhite.**

**Statement  
of  
information**

**26 FRASER STREET, TATURA, VIC 3616  
PREPARED BY BRETT CREIGHTON, RAY WHITE TATURA**

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.  
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).  
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.  
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.  
It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

26 FRASER STREET, TATURA, VIC 3616

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$495,000

### Median sale price

Median price

\$435,000

Property type

House

Suburb

TATURA

Period

01 January 2024 to 31 December 2024

Source



### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 ALEXANDER AVE, TATURA, VIC 3616	\$485,000	25/11/2024
65 PARK ST, TATURA, VIC 3616	\$492,500	07/06/2024
5 TREVASKIS DR, TATURA, VIC 3616	\$495,000	15/12/2023

This Statement of Information was prepared on: 03/02/2025