

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

108 Taemore Close, Haddon Vic 3351

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$757,500

Property Type

House

Suburb

Haddon

Period - From

01/10/2020

to

30/09/2021

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	249 Jollys Hill Rd SMYTHES CREEK 3351	\$976,000	06/09/2021
2	117 Crown and Sceptre Rd CARDIGAN 3352	\$970,000	19/10/2020
3	45 Page Rd SMYTHES CREEK 3351	\$925,000	12/12/2020

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:

26/11/2021 10:45



4 2 6

Rooms: 7

Property Type: Hobby Farm < 20 ha

Land Size: 19170 sqm approx

Agent Comments

Comparable Properties



249 Jollys Hill Rd SMYTHES CREEK 3351 (REI)

Agent Comments

4 2 2

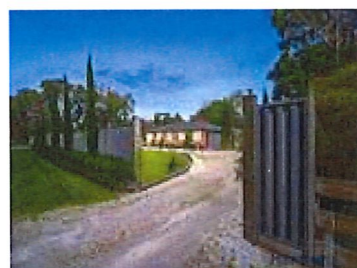
Price: \$976,000

Method: Private Sale

Date: 06/09/2021

Property Type: House (Rur)

Land Size: 23188.49 sqm approx



117 Crown and Sceptre Rd CARDIGAN 3352 (REI/VG)

Agent Comments

4 2 18

Price: \$970,000

Method: Private Sale

Date: 19/10/2020

Property Type: House (Res)

Land Size: 40468.60 sqm approx



45 Page Rd SMYTHES CREEK 3351 (REI/VG)

Agent Comments

5 2 2

Price: \$925,000

Method: Private Sale

Date: 12/12/2020

Property Type: House

Land Size: 20200 sqm approx