# 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

148-154 OREILLY 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	\$630,000	&	\$660,000
Single Price	between	φοσυ,υυυ	α	φοου,υυυ

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$485,000	Prope	erty type	type House		Suburb	Tatura
Period-from	01 Dec 2024	to	30 Nov 2	2025	Source		Cotality

#### 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
114-116 OREILLY ROAD TATURA VIC 3616	\$700,000	04-Jun-24
59 ROSS STREET TATURA VIC 3616	\$638,000	16-Apr-25
61 PARK STREET TATURA VIC 3616	\$632,500	02-Sep-25

#### 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: 02 December 2025





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114-116 OREILLY ROAD TATURA VIC 3616

Sold Price

\$700,000 Sold Date 04-Jun-24

Distance

0.34km



59 ROSS STREET TATURA VIC 3616 Sold Price

\$638,000 Sold Date 16-Apr-25

**4** 

**=** 3

Distance

1.79km



61 PARK STREET TATURA VIC 3616 Sold Price

\$ 3

**\$632,500** Sold Date **02-Sep-25** 

Distance

1.65km

**RS** = Recent sale

UN = Undisclosed Sale

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