

A photograph of a bright yellow bicycle parked against a white picket fence. The bicycle has a red saddle, a rear rack, and a front basket filled with pink flowers. The background shows a residential street with trees and a house.

RayWhite.

**Statement
of
information**

2 PERCH STREET, TATURA, VIC 3616
PREPARED BY BRETT CREIGHTON, RAY WHITE TATURA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 PERCH STREET, TATURA, VIC 3616



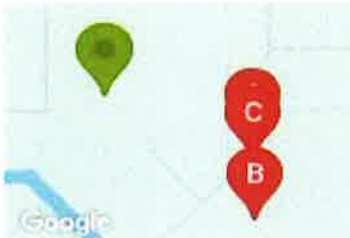
Indicative Selling Price

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

Single Price: **\$298,500**

Provided by: Brett Creighton , Ray White Tatura

MEDIAN SALE PRICE



TATURA, VIC, 3616

Suburb Median Sale Price (Vacant Land)

\$225,000

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



38 MAKO DR, TATURA, VIC 3616



Sale Price

\$298,500

Sale Date: 06/01/2026

Distance from Property: 277m



11 REDFIN WAY, TATURA, VIC 3616



Sale Price

\$298,500

Sale Date: 20/08/2025

Distance from Property: 362m



36 MAKO DR, TATURA, VIC 3616



Sale Price

\$298,500

Sale Date: 28/08/2025

Distance from Property: 290m



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**.

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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 PERCH STREET, TATURA, VIC 3616

Indicative selling price

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

Single Price:

\$298,500

Median sale price

Median price

\$225,000

Property type

Vacant Land

Suburb

TATURA

Period

01 April 2025 to 31 March 2026

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
38 MAKO DR, TATURA, VIC 3616	\$298,500	06/01/2026
11 REDFIN WAY, TATURA, VIC 3616	\$298,500	20/08/2025
36 MAKO DR, TATURA, VIC 3616	\$298,500	28/08/2025

This Statement of Information was prepared on:

05/05/2026