

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

32 MAKO DRIVE 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

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$263,500

Property type

Land

Suburb

Tatura

Period-from

01 Jul 2023

to

30 Jun 2024

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

10 TREVALLY WAY TATURA VIC 3616	\$295,000	12-Feb-24
37 QUEENFISH ROAD TATURA VIC 3616	\$270,000	26-Oct-23
11 MAKO DRIVE TATURA VIC 3616	\$270,000	02-Oct-23

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: 11 July 2024



10 TREVALLY WAY TATURA VIC 3616

Sold Price

\$295,000

Sold Date

12-Feb-24



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Distance

0.24km



37 QUEENFISH ROAD TATURA VIC 3616

Sold Price

\$270,000

Sold Date

26-Oct-23



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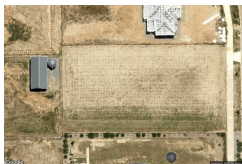
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Distance

0.16km



11 MAKO DRIVE TATURA VIC 3616

Sold Price

Sold Date

02-Oct-23



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Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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