

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

40 BALDWIN 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

\$1,200,000

&

\$1,300,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

115 BALDWIN ROAD TATURA VIC 3616	\$1,450,000	22-Oct-21
84 HOWARDS LANE KYABRAM VIC 3620	\$1,230,000	12-Jan-24
350 RAFTERY ROAD KIALLA VIC 3631	\$1,550,000	24-Jan-22

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.~~

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**115 BALDWIN ROAD TATURA VIC
3616**

 3  2  4

Sold Price

\$1,450,000

Sold Date

22-Oct-21

Distance

0.76km



**84 HOWARDS LANE KYABRAM VIC
3620**

 3  3  2

Sold Price

\$1,230,000

Sold Date

12-Jan-24

Distance

16.4km



**350 RAFTERY ROAD KIALLA VIC
3631**

 5  2  2

Sold Price

\$1,550,000

Sold Date

24-Jan-22

Distance

14.9km

RS = Recent sale **UN** = Undisclosed Sale

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