

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Lot1/70 CURDIEVALE ROAD TIMBOON VIC 3268

Address

Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price&

\$840,000

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Timboon

Period-from

01 May 2024

to

30 Apr 2025

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
121 CURDIES RIVER ROAD TIMBOON VIC 3268	\$900,000	04-Nov-24
129 CURDIES RIVER ROAD TIMBOON VIC 3268	\$1,000,000	16-Apr-25
84 COLCOTT STREET TIMBOON VIC 3268	\$945,000	25-Sep-24

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: 15 May 2025



**121 CURDIES RIVER ROAD
TIMBOON VIC 3268**

4 2 2

Sold Price **\$900,000** Sold Date **04-Nov-24**

Distance **2.44km**



**129 CURDIES RIVER ROAD
TIMBOON VIC 3268**

4 2 3

Sold Price ^{RS} **\$1,000,000** Sold Date **16-Apr-25**

Distance **2.5km**



**84 COLCOTT STREET TIMBOON
VIC 3268**

4 2 6

Sold Price **\$945,000** Sold Date **25-Sep-24**

Distance **4.43km**

RS = Recent sale

UN = Undisclosed Sale

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