



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 RAILWAY PLACE, TALLAROOK, VIC

3 1 -

Indicative Selling Price

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

Price Range: **\$365,000 to \$365,000**

MEDIAN SALE PRICE



TALLAROOK, VIC, 3659

Suburb Median Sale Price (House)

\$600,000

01 January 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



119 MAIN RD, TALLAROOK, VIC 3659

3 1 4

Sale Price

***\$365,000**

Sale Date: 21/10/2020

Distance from Property: 1.5km



17 SANCTUARY RD, TALLAROOK, VIC 3659

3 1 2

Sale Price

\$540,000

Sale Date: 10/09/2020

Distance from Property: 139m



This report has been compiled on 02/02/2021 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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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.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb
Period Source

Comparable property sales

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.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
119 MAIN RD, TALLAROOK, VIC 3659	*\$365,000	21/10/2020
17 SANCTUARY RD, TALLAROOK, VIC 3659	\$540,000	10/09/2020

This Statement of Information was prepared