### Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb or locality and postcode

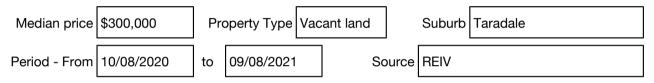
Address 34 Roderick Street, Taradale Vic 3447

# Indicative selling price

For the meaning o	f this price see co	nsumer.vic.gov.au/underquoting

Single price \$245,000

### Median sale price



### 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
1	80 Cypress Dr TARADALE 3447	\$300,000	29/01/2021
2	97 High St TARADALE 3447	\$185,000	19/12/2020
3	37 Wright St ELPHINSTONE 3448	\$125,000	02/07/2020

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:

10/08/2021 10:09









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$245,000 Median Land Price 10/08/2020 - 09/08/2021: \$300,000

## **Comparable Properties**





**Price:** \$300,000 **Method:** Sale **Date:** 29/01/2021 **Property Type:** Hobby Farm < 20 ha **Land Size:** 45400 sqm approx Agent Comments



97 High St TARADALE 3447 (REI)

Agent Comments



Price: \$185,000 Method: Private Sale Date: 19/12/2020 Property Type: Land Land Size: 1702 sqm approx

37 Wright St ELPHINSTONE 3448 (VG)

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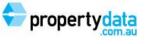
Agent Comments



Price: \$125,000 Method: Sale Date: 02/07/2020 Property Type: Land Land Size: 2038 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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