

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 or
locality and postcode

34 Roderick Street, Taradale Vic 3447

Indicative selling price

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

Single price \$245,000

Median sale price

Median price \$300,000

Property Type Vacant land

Suburb Taradale

Period - From 10/08/2020

to 09/08/2021

Source REIV

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



3 -

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$245,000

Median Land Price

10/08/2020 - 09/08/2021: \$300,000

Comparable Properties

80 Cypress Dr TARADALE 3447 (VG)

Agent Comments

- -

Price: \$300,000

Method: Sale

Date: 29/01/2021

Property Type: Hobby Farm < 20 ha

Land Size: 45400 sqm approx



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)

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