

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Lot 2/70 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&	\$400,000	\$440,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$430,000	Property type	Land	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
49 LINDQUISTS ROAD TIMBOON VIC 3268	\$435,000	16-Apr-24
16 EGAN STREET TIMBOON VIC 3268	\$400,000	03-Mar-25
163 CURDIES RIVER ROAD TIMBOON VIC 3268	\$340,000	06-Nov-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

**49 LINDQUISTS ROAD TIMBOON
VIC 3268**

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Sold Price

\$435,000

Sold Date

16-Apr-24

Distance

0.25km**16 EGAN STREET TIMBOON VIC
3268**

- - -

Sold Price

\$400,000

Sold Date

03-Mar-25

Distance

1.61km**163 CURDIES RIVER ROAD
TIMBOON VIC 3268**

- - -

Sold Price

\$340,000

Sold Date

06-Nov-24

Distance

2.84km

RS = Recent sale

UN = Undisclosed Sale

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