

## 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 and  
postcode

3 Neal Street Timboon VIC 3268

### Indicative selling price

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

Single Price

\$120,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$182,500

Property type

Land

Suburb

Timboon

Period-from

01 Apr 2019

to

31 Mar 2020

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

Address of comparable property	Price	Date of sale
23 Power Street Timboon VIC 3268	\$177,000	03-Apr-20
16 Rands Road Timboon VIC 3268	\$115,000	22-Jul-19
133 Curdies River Road Timboon VIC 3268	\$160,000	30-Aug-19

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: 20 April 2020

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23 Power Street Timboon VIC 3268 Sold Price <sup>RS</sup> \$177,000 Sold Date 03-Apr-20

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Distance 0.55km



16 Rands Road Timboon VIC 3268 Sold Price \$115,000 Sold Date 22-Jul-19

2 1 2

Distance 1.08km



133 Curdies River Road Timboon VIC 3268 Sold Price \$160,000 Sold Date 30-Aug-19

- - -

Distance 1.45km



5 Haywards Road Timboon VIC 3268 Sold Price \$175,000 Sold Date 13-Sep-19

4 2 -

Distance 1.52km

RS = Recent sale UN = Undisclosed Sale

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