

# 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

19 Faraday Street, Taradale Vic 3447

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$725,000

&

\$760,000

### Median sale price

Median price

\$462,000

Property Type

House

Suburb

Taradale

Period - From

15/01/2020

to

14/01/2021

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 eighteen 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	3 Murchison St TARADALE 3447	\$700,000	09/07/2020
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

15/01/2021 10:21

19 Faraday Street, Taradale Vic 3447

**Jellis  
Craig**

Kate Graham  
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 2    1    2

**Property Type:** Hobby Farm < 20  
ha (Rur)

**Land Size:** 2022 sqm approx

Agent Comments

**Indicative Selling Price**

\$725,000 - \$760,000

**Median House Price**

15/01/2020 - 14/01/2021: \$462,000

## Comparable Properties



**3 Murchison St TARADALE 3447 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 09/07/2020

**Property Type:** House

**Land Size:** 1546 sqm approx

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 eighteen months.

Account - Jellis Craig | P: 0354721155 | F: 0354723087



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.