



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 OLD HUME HIGHWAY, TALLAROOK,**

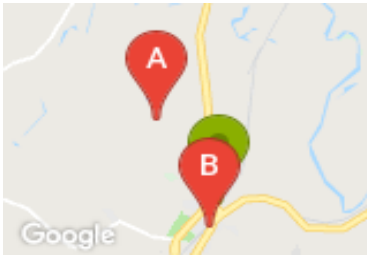
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### Indicative Selling Price

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

Price Range: **\$320,000 to \$320,000**

## MEDIAN SALE PRICE



**TALLAROOK, VIC, 3659**

Suburb Median Sale Price (House)

**\$510,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**465 SUNGARRIN RD, TALLAROOK, VIC 3659**

3 2 2

Sale Price

**\$550,000**

Sale Date: 22/06/2017

Distance from Property: 2.9km



**42 MAIN RD, TALLAROOK, VIC 3659**

3 2 2

Sale Price

**\$520,000**

Sale Date: 20/05/2017

Distance from Property: 717m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

16 OLD HUME HIGHWAY, TALLAROOK, VIC

Indicative selling price

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Price Range:

\$320,000 to \$320,000

Median sale price

Median price

\$510,000

House

X

Unit

Suburb

TALLAROOK

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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.

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 465 SUNGARRIN RD, TALLAROOK, VIC 3659 | \$550,000 | 22/06/2017   |
| 42 MAIN RD, TALLAROOK, VIC 3659       | \$520,000 | 20/05/2017   |