

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 86 Swanston Street, Terang Vic 3264

Indicative selling price

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

Range between \$100,000 & \$110,000

Median sale price*

Median price \$179,200 House X Unit Suburb or locality Terang

Period - From 18/02/2017 to 17/02/2018 Source rea

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	35 Swanston St TERANG 3264	\$220,000	20/01/2017
2	22 Swanston St TERANG 3264	\$155,000	22/02/2017
3	61 Swanston St TERANG 3264	\$130,000	15/12/2017

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.~~

86 Swanston Street, Terang Vic 3264



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price

\$100,000 - \$110,000

Median House Price *

18/02/2017 - 17/02/2018: \$179,200

* Agent calculated median

Comparable Properties

35 Swanston St TERANG 3264 (VG)

Agent Comments



Price: \$220,000

Method: Sale

Date: 20/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 1000 sqm approx



22 Swanston St TERANG 3264 (VG)

Agent Comments



Price: \$155,000

Method: Sale

Date: 22/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx



61 Swanston St TERANG 3264 (VG)

Agent Comments



Price: \$130,000

Method: Sale

Date: 15/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 850 sqm approx