#### 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 andpostcode	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	Hou	ıse 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.

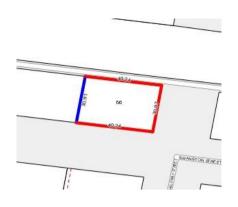
Add	dress of comparable property	Price	Date of sale
1	35 Swanston St TERANG 3264	\$220,000	20/01/2017
2	22 Swanston St TERANG 3264	\$155,000	22/02/2017
3	61 Swanston St TERANG 3264	\$130,000	15/12/2017

#### 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.









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)

**-**3





**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)

**-**2





Price: \$155,000 Method: Sale Date: 22/02/2017

Rooms: -

Property Type: House (Res) Land Size: 715 sqm approx

Agent Comments









Price: \$130,000 Method: Sale Date: 15/12/2017 Rooms: -

Property Type: House (Res) Land Size: 850 sqm approx

**Agent Comments** 

**Account** - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544

Generated: 17/02/2018 09:08



