

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

86 Swanston Street Terang VIC 3264

Indicative selling price

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

Single Price

or range
between

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

House

Suburb

Terang

Period-from

01 Jul 2020

to

30 Jun 2021

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

58 Warrnambool Road Terang VIC 3264	\$250,000	24-Nov-20
27 High Street Terang VIC 3264	\$196,000	15-Dec-20
8 Burkes Road Terang VIC 3264	\$280,000	22-Jan-21

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: 13 July 2021

**58 Warrnambool Road Terang VIC 3264**

Sold Price

\$250,000Sold Date **24-Nov-20** 3  1  1Distance **1.12km****27 High Street Terang VIC 3264**

Sold Price

\$196,000Sold Date **15-Dec-20** 2  1  1Distance **1.73km****8 Burkes Road Terang VIC 3264**

Sold Price

\$280,000Sold Date **22-Jan-21** 3  1  1Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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