

STATEMENT OF INFORMATION

6 JOE FORD DRIVE, TATURA, VIC 3616

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 JOE FORD DRIVE, TATURA, VIC 3616

3 2 2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



TATURA, VIC, 3616

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 OAKMONT PL, TATURA, VIC 3616

3 2 1

Sale Price

\$380,000

Sale Date: 14/05/2018

Distance from Property: 1.9km



23 HUGHES ST, TATURA, VIC 3616

3 2 2

Sale Price

\$347,500

Sale Date: 17/04/2018

Distance from Property: 1.4km



11 BIRKDALE SQ, TATURA, VIC 3616

3 2 2

Sale Price

\$345,000

Sale Date: 13/03/2018

Distance from Property: 2.1km



This report has been compiled on 04/06/2018 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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32 KILLARNEY CRES, TATURA, VIC 3616

 4  2  2

Sale Price

\$355,000

Sale Date: 02/03/2018

Distance from Property: 2km



30 KILLARNEY CRES, TATURA, VIC 3616

 4  2  2

Sale Price

***\$349,000**

Sale Date: 08/12/2017

Distance from Property: 2.1km



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

6 JOE FORD DRIVE, TATURA, VIC 3616

Indicative selling price

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

Price Range:

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

TATURA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
1 OAKMONT PL, TATURA, VIC 3616	\$380,000	14/05/2018
23 HUGHES ST, TATURA, VIC 3616	\$347,500	17/04/2018
11 BIRKDALE SQ, TATURA, VIC 3616	\$345,000	13/03/2018
32 KILLARNEY CRES, TATURA, VIC 3616	\$355,000	02/03/2018

30 KILLARNEY CRES, TATURA, VIC 3616	*\$349,000	08/12/2017
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