

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

20 Skips Lane, Taradale Vic 3447

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,142,500

Property Type House

Suburb Taradale

Period - From 26/04/2023

to 25/04/2024

Source REIV

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	95 Cypress Dr ELPHINSTONE 3448	\$1,000,000	22/12/2023
2			
3			

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.

This Statement of Information was prepared on:

26/04/2024 11:08



Rooms: 8

Property Type: House

Land Size: 33000 sqm approx

Agent Comments

Comparable Properties



95 Cypress Dr ELPHINSTONE 3448 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 36421.74 sqm approx

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.