

Reach more buyers. Get a higher price.

STATEMENT OF INFORMATION

32 HASTIE STREET, TATURA, VIC 3616

PREPARED BY HOLLIE WOOD, SHEPPARTON REAL ESTATE, PHONE: 0455588386



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 HASTIE STREET, TATURA, VIC 3616







Indicative Selling Price

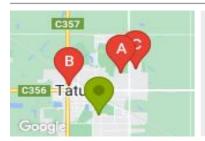
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$650,000 to \$700,000

Provided by: Hollie Wood, Shepparton Real Estate

MEDIAN SALE PRICE



TATURA, VIC, 3616

Suburb Median Sale Price (House)

\$467,500

01 April 2023 to 31 March 2024

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.



9-11 PONTING ST, TATURA, VIC 3616







Sale Price

**\$720,000

Sale Date: 20/05/2024

Distance from Property: 1.4km





42 ROSS ST, TATURA, VIC 3616









Sale Price

\$700,000

Sale Date: 22/01/2024

Distance from Property: 1.2km





2 HOWLEY CRT, TATURA, VIC 3616







Sale Price

\$890,000

Sale Date: 06/07/2023

Distance from Property: 1.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address			
Including	suburb and			
	postcode			

32 HASTIE STREET, TATURA, VIC 3616

Indicative selling price

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

Price Range: \$650,000 to \$700,000

Median sale price

Median price	\$467,500	Property type	House		Suburb	TATURA
Period	01 April 2023 to 31 March 2024		Source			ricefinder

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
9-11 PONTING ST, TATURA, VIC 3616	**\$720,000	20/05/2024
42 ROSS ST, TATURA, VIC 3616	\$700,000	22/01/2024
2 HOWLEY CRT, TATURA, VIC 3616	\$890,000	06/07/2023

This Statement of Information was prepared on:

08/06/2024

