

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

55 SQUIRES ROAD TEESDALE VIC 3328

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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Commercial

Suburb

Teesdale

Period-from

01 Nov 2022

to

31 Oct 2023

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

29 JOLLYS ROAD TEESDALE VIC 3328	\$1,220,000	04-Sep-23
56 NATIVE HUT DRIVE TEESDALE VIC 3328	\$940,000	22-Jun-23
100 EAGLE COURT TEESDALE VIC 3328	\$820,000	05-Sep-23

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: 06 November 2023



29 JOLLYS ROAD TEESDALE VIC 3328

Sold Price

^{RS}

\$1,220,000

Sold Date

04-Sep-23



4



2



4

Distance

2.4km



56 NATIVE HUT DRIVE TEESDALE VIC 3328

Sold Price

\$940,000

Sold Date

22-Jun-23



4



2



4

Distance

2.56km



100 EAGLE COURT TEESDALE VIC 3328

Sold Price

^{RS}

\$820,000

Sold Date

05-Sep-23



4



2



4

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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