



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 ALEXANDER AVENUE, TATURA, VIC







Indicative Selling Price

For the meaning of this price see consumer vic auzunderquoting

Single Price:

\$479,500

Provided by: Brett Creighton, Ray White Tatura

MEDIAN SALE PRICE



TATURA, VIC, 3616

Suburb Median Sale Price (House)

\$475,000

01 july 2024 to 30 June 2025



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 agents representative considers to be most comparable to the property for sale.



5 ERICA AVE, TATURA, VIC 3616







Sale Price

\$460,000

Distance from Property: 252m





40 FRASER ST, TATURA, VIC 3616







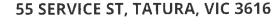
Sale Price

\$475,000

Safe Date: 08/10/2024

Distance from Property: 922m













\$462,000

Sale Dare: 15/08/2024







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	23 ALEXANDER AVENUE, TATURA, VIC 3616
---------------------------------------------	---------------------------------------

Indicative selling price

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

Single Price:	\$479,500

Median sale price

Median price	\$475,000	Property type	House	Suburb	TATURA
Period	01 July 2024 to 30 Jun	e 2025	Source	р	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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 ERICA AVE, TATURA, VIC 3616	\$460,000	30/04/2025
40 FRASER ST, TATURA, VIC 3616	\$475,000	08/10/2024
55 SERVICE ST, TATURA, VIC 3616	\$462,000	15/08/2024

This Statement of Information was prepared on: 25/08/2025	s Statement of Information was prepared on: 25/08/2025
-----------------------------------------------------------	--------------------------------------------------------