

A vintage-style yellow bicycle is parked on a paved surface, leaning against a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a house.

RayWhite.

**Statement
of
information**

46 JOE FORD DRIVE, TATURA, VIC 3616

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 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: **\$580,000 to \$610,000**

Provided by: Brett Creighton , Ray White Tatura

MEDIAN SALE PRICE



TATURA, VIC, 3616

Suburb Median Sale Price (House)

\$492,500

01 October 2024 to 30 September 2025

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



3 SEMINOLE WAY, TATURA, VIC 3616

4 2 2

Sale Price

***\$610,000**

Sale Date: 29/09/2025

Distance from Property: 2.2km



12 JOE FORD DR, TATURA, VIC 3616

3 2 2

Sale Price

***\$600,000**

Sale Date: 28/07/2025

Distance from Property: 276m



12 FORSYTH PL, TATURA, VIC 3616

3 2 3

Sale Price

\$600,000

Sale Date: 14/05/2024

Distance from Property: 1.6km



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

46 JOE FORD DRIVE, TATURA, VIC 3616

Indicative selling price

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

Price Range: \$580,000 to \$610,000

Median sale price

Median price

\$492,500

Property type

House

Suburb

TATURA

Period

01 October 2024 to 30 September 2025

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

Address of comparable property

Price

Date of sale

3 SEMINOLE WAY, TATURA, VIC 3616	*\$610,000	29/09/2025
12 JOE FORD DR, TATURA, VIC 3616	*\$600,000	28/07/2025
12 FORSYTH PL, TATURA, VIC 3616	\$600,000	14/05/2024

This Statement of Information was prepared on: 06/10/2025