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	9 HOSPITAL ROAD TIMBOON VIC 3268

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$170,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$442,500	Property type	House	Suburb	Timboon
Period-from	01 Jun 2024	to	31 May 2025	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
1 MARY CRESCENT TIMBOON VIC 3268	$170,000	02-May-25
5 MARY CRESCENT TIMBOON VIC 3268	$190,000	09-Feb-23
1/11 CURDIEVALE ROAD TIMBOON VIC 3268	$180,000	17-Dec-24

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: 26 June 2025

Nutrien Harcourts

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1 MARY CRESCENT TIMBOON VIC 3268

- - -

Sold Price RS $170,000 Sold Date 02-May-25

Distance 0.26km



5 MARY CRESCENT TIMBOON VIC 3268

- - -

Sold Price $190,000 Sold Date 09-Feb-23

Distance 0.26km



1/11 CURDIEVALE ROAD TIMBOON VIC 3268

- - -

Sold Price $180,000 Sold Date 17-Dec-24

Distance 0.36km

RS = Recent sale **UN** = Undisclosed Sale

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