

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

93 BAYNES STREET TERANG VIC 3264

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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

House

Suburb

Terang

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

146 BAYNES STREET TERANG VIC 3264	\$550,000	13-Feb-25
45 ESTCOURT STREET TERANG VIC 3264	\$560,000	24-Mar-25
12A SWANSTON STREET TERANG VIC 3264	\$550,000	13-Apr-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: 25 July 2025


146 BAYNES STREET TERANG VIC 3264

Sold Price

\$550,000

Sold Date

13-Feb-25


5



2



2

Distance

0.4km

45 ESTCOURT STREET TERANG VIC 3264

Sold Price

\$560,000

Sold Date

24-Mar-25


3



1



2

Distance

1.31km

12A SWANSTON STREET TERANG VIC 3264

Sold Price

\$550,000

Sold Date

13-Apr-24


4



2



2

Distance

1.03km
RS = Recent sale

UN = Undisclosed Sale

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