

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

42 Baynes Street,  
TERANG 3264

House



3 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 249,000 - \$ 273,000**

### Median sale price

Median **House** for **TERANG** for period **Apr 2016 - Apr 2017**

Sourced from **Pricefinder**.

**\$ 167,000**

### Comparable property sales


These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**14 Princes Highway,** Price **\$ 265,000** Sold 06 April 2017  
Terang 3264

**90 Baynes Street,** Price **\$ 260,000** Sold 18 November 2016  
Terang 3264

**6 Thomson Street,** Price **\$ 240,000** Sold 17 August 2016  
Terang 3264

### Contact agents

 **Fergus Torpy**  
Ray White

0 428 627 161

[fergus.torpy@raywhite.com](mailto:fergus.torpy@raywhite.com)



**Ray White Warrnambool**

64 Banyan Street,  
Warrnambool VIC 3280

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.