

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

660 MUDDY GATES LANE TOORADIN VIC 3980

Indicative selling price

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

Single Price

EOI

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Tooradin

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

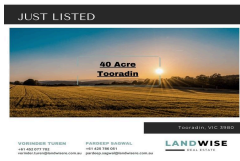
Date of sale

Address of comparable property	Price	Date of sale
530 MUDDY GATES LANE TOORADIN VIC 3980	\$3,500,000	01-Dec-21
430A MUDDY GATES LANE CLYDE VIC 3978	\$2,900,000	21-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 October 2024



**530 MUDDY GATES LANE
TOORADIN VIC 3980**

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Sold Price **\$3,500,000** Sold Date **01-Dec-21**

Distance **1.27km**

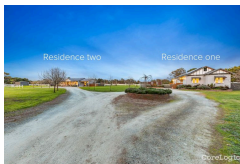


**430A MUDDY GATES LANE CLYDE
VIC 3978**

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Sold Price **\$2,900,000** Sold Date **21-May-22**

Distance **2.23km**



**70 LANDALE ROAD TOORADIN
VIC 3980**

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Sold Price ^{RS} **\$1,920,000** Sold Date **30-Aug-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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