

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

46 Bayview Road 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

Suburb

Tooradin

Period-from

01 Oct 2020

to

30 Sep 2021

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

3 Sandpiper Close Blind Bight VIC 3980	\$600,000	27-Jul-21
14 Mickle Street Tooradin VIC 3980	\$630,000	09-Feb-21
11 Monomeith Street Tooradin VIC 3980	\$560,000	24-Apr-21

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: 06 October 2021



3 Sandpiper Close Blind Bight VIC 3980

Sold Price

^{RS} **\$600,000**

Sold Date

27-Jul-21

 2

 1

 2

Distance

3.03km



14 Mickle Street Tooradin VIC 3980

Sold Price

\$630,000

Sold Date

09-Feb-21

 3

 1

 3

Distance

0.9km



11 Monomeith Street Tooradin VIC 3980

Sold Price

\$560,000

Sold Date

24-Apr-21

 3

 1

 3

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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