



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Bucklands Road,  
TOORA 3962**

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)

**Single price \$175,000**

### Median sale price

Median **House** for **T OORA** for period **Oct 2018 - Oct 2018**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$234,500**

### Comparable property sales

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 the most comparable to the property for sale.

**153 Grip Road,**  
Toora 3962

**Price \$145,000** Sold 04 June  
2018

**Lot 115 Grip Road,**  
Toora 3962

**Price \$139,000** Sold 02  
March 2018

**3 Lawsons Road,**  
Toora 3962

**Price \$185,000** Sold 14  
December 2017

### Additional Information

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 [www.realestate.com.au](http://www.realestate.com.au).

### Stockdale & Leggo Leongatha

15 Bair Street,  
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### Contact agents

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**Stockdale  
& Leggo**