

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

11 Monomeith Street Tooradin VIC 3980

Address  
Including suburb and postcode

### Indicative selling price

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

or range  
Single Price& between

|  |           |           |
|--|-----------|-----------|
|  | \$550,000 | \$600,000 |
|--|-----------|-----------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |           |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$746,000   | Property type | House       | Suburb | Tooradin  |
| Period-from  | 01 Mar 2020 | to            | 28 Feb 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 |
|--|-------|--------------|
| 71 Tooradin Station Road Tooradin VIC 3980 | -     | 05-Mar-20    |
|  |       |              |
|  |       |              |

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: 01 March 2021



71 Tooradin Station Road Tooradin Sold Price  
VIC 3980

 2  1  1

- Sold Date 05-Mar-20

Distance 0.77km

RS = Recent sale

UN = Undisclosed Sale

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