

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

5 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Tooradin

Period-from

01 Aug 2023

to

31 Jul 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

57 SOUTH GIPPSLAND HIGHWAY TOORADIN VIC 3980	\$880,000	29-Aug-23
20 MATTHEW STREET TOORADIN VIC 3980	\$875,000	25-Aug-23

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: 05 August 2024



**57 SOUTH GIPPSLAND HIGHWAY
TOORADIN VIC 3980**

 3  1  4

Sold Price

\$880,000

Sold Date **29-Aug-23**

Distance **0.38km**



**20 MATTHEW STREET TOORADIN
VIC 3980**

 2  2  6

Sold Price

\$875,000

Sold Date **25-Aug-23**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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