

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

513 Bunstons Road Tolmie VIC 3723

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

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Other

Suburb

Tolmie

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

A* 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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1471 Old Tolmie Road Tolmie VIC 3723	\$890,000	05-May-21
1528 Old Tolmie Road Tolmie VIC 3723	\$815,000	18-Nov-21
28 Bunstons Road Tolmie VIC 3723	\$765,000	18-Jan-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 February 2022



1471 Old Tolmie Road Tolmie VIC 3723

Sold Price

\$890,000

Sold Date

05-May-21

 4  2  4

Distance

3.56km



1528 Old Tolmie Road Tolmie VIC 3723

Sold Price

\$815,000

Sold Date

18-Nov-21

 2  1  -

Distance

3.73km



28 Bunstons Road Tolmie VIC 3723

Sold Price

^{RS} **\$765,000** ^{UN}

Sold Date

18-Jan-22

 2  2  4

Distance

3.76km

RS = Recent sale

UN = Undisclosed Sale

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