

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 or
locality and postcode

3 Victoria Street, Toongabbie Vic 3856

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$579,000

Median sale price

Median price

\$645,000

Property Type

House

Suburb

Toongabbie

Period - From

01/10/2021

to

30/09/2022

Source

REIV

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
1	8 Victoria St TOONGABBIE 3856	\$530,000	20/06/2022
2	41 Sparks La TOONGABBIE 3856	\$525,000	27/10/2022
3	57 Sparks La TOONGABBIE 3856	\$525,000	31/03/2022

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:

19/11/2022 09:00



2 1 2

Property Type: House
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price

\$579,000

Median House Price

Year ending September 2022: \$645,000

Comparable Properties



8 Victoria St TOONGABBIE 3856 (REI/VG)

Agent Comments

3 2 1

Price: \$530,000
Method: Private Sale
Date: 20/06/2022
Property Type: House
Land Size: 2070 sqm approx



41 Sparks La TOONGABBIE 3856 (REI)

Agent Comments

3 1 4

Price: \$525,000
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 1535 sqm approx



57 Sparks La TOONGABBIE 3856 (VG)

Agent Comments

3 - -

Price: \$525,000
Method: Sale
Date: 31/03/2022
Property Type: House (Res)
Land Size: 1460 sqm approx