

## 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

50 Wykes Road Toongabbie VIC 3856

### 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)

Single Price

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

House

Suburb

Toongabbie

Period-from

01 Feb 2019

to

31 Jan 2020

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

93 Toongabbie-Cowwarr Road Toongabbie VIC 3856	\$395,000	24-Jul-18
47 Humphrey Road Toongabbie VIC 3856	\$410,000	15-Aug-18
3-5 Humphrey Road Toongabbie VIC 3856	\$360,500	07-Oct-19

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: 10 February 2020



**93 Toongabbie-Cowwarr Road  
Toongabbie VIC 3856**

3 1 1

Sold Price **\$395,000** Sold Date **24-Jul-18**

Distance **2.48km**



**47 Humphrey Road Toongabbie  
VIC 3856**

3 2 2

Sold Price **\$410,000** Sold Date **15-Aug-18**

Distance **4.03km**



**3-5 Humphrey Road Toongabbie  
VIC 3856**

3 1 2

Sold Price **\$360,500** Sold Date **07-Oct-19**

Distance **4.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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