

# **STATEMENT OF INFORMATION**

45 BROMFIELD DRIVE, TOLMIE, VIC 3723

PREPARED BY KATE MCDOUGALL, DISTRICT PROPERTY GROUP

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**45 BROMFIELD DRIVE, TOLMIE, VIC 3723**

 3  2  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **695,000 to 765,000**

Provided by: Kate McDougall, District Property Group

## MEDIAN SALE PRICE



**TOLMIE, VIC, 3723**

Suburb Median Sale Price (House)

**\$400,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**25 BUSHLAND CL, TOLMIE, VIC 3723**

 3  2  2

Sale Price

**\$670,000**

Sale Date: 17/05/2017

Distance from Property: 899m



**34 WATTLE CRT, TOLMIE, VIC 3723**

 4  3  4

Sale Price

**\$725,000**

Sale Date: 04/03/2017

Distance from Property: 3.7km



**82 BROMFIELD DR, TOLMIE, VIC 3723**

 4  2  4

Sale Price

**\$825,000**

Sale Date: 24/03/2016

Distance from Property: 366m



This report has been compiled on 03/11/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

45 BROMFIELD DRIVE, TOLMIE, VIC 3723

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 695,000 to 765,000

### Median sale price

Median price \$400,000

House

Unit

Suburb TOLMIE

Period 01 October 2016 to 30 September 2017

Source

 pricefinder

### Comparable property sales

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
25 BUSHLAND CL, TOLMIE, VIC 3723	\$670,000	17/05/2017
34 WATTLE CRT, TOLMIE, VIC 3723	\$725,000	04/03/2017
82 BROMFIELD DR, TOLMIE, VIC 3723	\$825,000	24/03/2016