

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

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

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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

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Price Range:

695,000 to 765,000

Median sale price

Median price

\$400,000

House

X

Unit


Suburb

TOLMIE

Period

01 October 2016 to 30 September 2017

Source



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