

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 BAKEWELL STREET TOORADIN VIC 3980

### 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

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Tooradin

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

5 BAYVIEW ROAD TOORADIN VIC 3980	\$830,000	21-Aug-24
84 HOPETOUN ROAD TOORADIN VIC 3980	\$820,000	06-Jan-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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**5 BAYVIEW ROAD TOORADIN VIC 3980**

Sold Price **\$830,000** Sold Date **21-Aug-24**

 4  2  8

Distance **1.06km**



**84 HOPETOON ROAD TOORADIN VIC 3980**

Sold Price <sup>RS</sup> **\$820,000** Sold Date **06-Jan-25**

 4  2  2

Distance **1.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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