

## 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

105 BUNSTONS ROAD TOLMIE VIC 3723

### 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

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Tolmie

Period-from

01 Sep 2021

to

31 Aug 2022

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

28 WATTLE COURT TOLMIE VIC 3723	\$560,000	07-Apr-22
2610 MANSFIELD-WHITFIELD ROAD TOLMIE VIC 3723	\$625,000	21-Mar-22
100 HIGHTON LANE MANSFIELD VIC 3722	\$720,000	28-Apr-21

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: 20 September 2022



### 28 WATTLE COURT TOLMIE VIC 3723

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Sold Price **\$560,000** Sold Date **07-Apr-22**

Distance **2.78km**



### 2610 MANSFIELD-WHITFIELD ROAD TOLMIE VIC 3723

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Sold Price **\$625,000** Sold Date **21-Mar-22**

Distance **3.88km**



### 100 HIGHTON LANE MANSFIELD VIC 3722

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Sold Price **\$720,000** Sold Date **28-Apr-21**

Distance **17.52km**



### 79 OWENS CREEK DRIVE MANSFIELD VIC 3722

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Sold Price **\$650,000** Sold Date **27-Oct-21**

Distance **19.45km**



### 50 OLD TOLMIE ROAD TATONG VIC 3673

 3 
 1 
 2

Sold Price **\$620,000** Sold Date **27-May-21**

Distance **19.65km**

RS = Recent sale

UN = Undisclosed Sale

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