

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

15 HILLIER LANE TOONGABBIE VIC 3856

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$748,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

House

Suburb

Toongabbie

Period-from

01 Aug 2023

to

31 Jul 2024

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

166 AFFLECKS ROAD TOONGABBIE VIC 3856	\$730,000	05-Jul-24
38-54 SPARKS LANE TOONGABBIE VIC 3856	\$770,000	17-Jun-24
30 THOMPSON DRIVE COWWARR VIC 3857	\$915,000	23-Feb-24

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: 23 August 2024



**166 AFFLECKS ROAD
TOONGABBIE VIC 3856**

2 1 3

Sold Price

^{RS}

\$730,000

Sold Date

05-Jul-24

Distance

3.28km



**38-54 SPARKS LANE TOONGABBIE
VIC 3856**

3 2 1

Sold Price

\$770,000

Sold Date

17-Jun-24

Distance

3.82km



**30 THOMPSON DRIVE COWWARR
VIC 3857**

3 2 4

Sold Price

\$915,000

Sold Date

23-Feb-24

Distance

2.72km

RS = Recent sale

UN = Undisclosed Sale

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