

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

5 Chellamah Close Tooradin VIC 3980

Indicative selling price

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

Single Price

or range
between

\$980,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Land

Suburb

Tooradin

Period-from

01 Feb 2020

to

31 Jan 2021

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

66 Hopetoun Road Tooradin VIC 3980	\$931,000	05-Feb-21

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.

This Statement of Information was prepared on: 23 February 2021



66 Hopetoun Road Tooradin VIC 3980

 4  2  2

Sold Price

^{RS} **\$931,000** Sold Date **05-Feb-21**

Distance **0.26km**

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

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