

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

18 MAKITTI 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Tooradin

Period-from

01 May 2021

to

30 Apr 2022

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 WALMAC CLOSE TOORADIN VIC 3980	\$1,085,000	12-Oct-21
12 WALMAC CLOSE TOORADIN VIC 3980	\$1,050,000	06-Aug-21
2 PARAMU COURT TOORADIN VIC 3980	\$1,172,500	21-Aug-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.~~

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OBrien Real Estate

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5 WALMAC CLOSE TOORADIN VIC 3980 Sold Price **\$1,085,000** Sold Date **12-Oct-21**

5 3 3

Distance **0.17km**



12 WALMAC CLOSE TOORADIN VIC 3980 Sold Price **\$1,050,000** Sold Date **06-Aug-21**

4 2 4

Distance **0.15km**



2 PARAMU COURT TOORADIN VIC 3980 Sold Price **\$1,172,500** Sold Date **21-Aug-21**

4 2 3

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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