

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

69 SOUTH GIPPSLAND HIGHWAY, TOORADIN, VIC 3980

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$669,000

Median sale price

Median price

\$671,350

House

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Unit

Suburb

TOORADIN

Period

01 April 2017 to 30 September 2017

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|------------------------------------|-----------|--------------|
| 3 IRISWELLS CL, TOORADIN, VIC 3980 | \$725,000 | 14/08/2017 |
| 8 GEORGIA CL, TOORADIN, VIC 3980 | \$635,000 | 30/06/2017 |
| 5 MAKITTI CL, TOORADIN, VIC 3980 | \$657,700 | 09/06/2017 |