

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

8 Torwood-Topiram Road Hallora VIC 3818

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

\$785,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

X

*Unit

Suburb

Hallora

Period-from

to

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 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

555 Drouin-Korumburra Road Drouin South VIC 3818	\$850,000	20-Jun-18
60 Chambers Road Modella VIC 3816	\$810,000	21-Aug-18
85 Ferriers Road Loch VIC 3945	\$875,000	09-Oct-18

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 six months.~~

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OBrien Real Estate

Brad Townsend

M 0458960000

E brad.townsend@obrienrealestate.com.au



**555 Drouin-Korumburra Road
Drouin South VIC 3818**

3 2 2

Sold Price

\$850,000

Sold Date

20-Jun-18

Distance

5.83km



**60 Chambers Road Modella VIC
3816**

3 2 2

Sold Price

\$810,000

Sold Date

21-Aug-18

Distance

12.34km



85 Ferriers Road Loch VIC 3945

6 3 4

Sold Price

\$875,000

Sold Date

09-Oct-18

Distance

13.71km

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