

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

45 LANDALE ROAD 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Tooradin

Period-from

01 Jan 2022

to

31 Dec 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

32 HAREWOOD STREET TOORADIN VIC 3980	\$1,640,000	20-Dec-21
10-13 WOODLOT LANE TOORADIN VIC 3980	\$1,170,000	14-Aug-21
190 HARDYS ROAD TOORADIN VIC 3980	\$2,500,000	10-Jan-22

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: 13 January 2023



**32 HAREWOOD STREET
TOORADIN VIC 3980**

 3  2  2

Sold Price **\$1,640,000** Sold Date **20-Dec-21**

Distance **3.02km**



**10-13 WOODLOT LANE TOORADIN
VIC 3980**

 4  1  2

Sold Price **\$1,170,000** Sold Date **14-Aug-21**

Distance **4.42km**



**190 HARDYS ROAD TOORADIN VIC
3980**

 3  2  1

Sold Price **\$2,500,000** Sold Date **10-Jan-22**

Distance **2.85km**

RS = Recent sale UN = Undisclosed Sale

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