

## 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

20 Walmac Close Tooradin VIC 3980

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Tooradin

Period-from

01 May 2020

to

30 Apr 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

5 Lews Place Tooradin VIC 3980	\$900,000	05-May-21
66 Hopetoun Road Tooradin VIC 3980	\$931,000	16-Jan-21
6 Petrel Close Blind Bight VIC 3980	\$950,000	03-Dec-20

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: 10 May 2021



### 5 Lews Place Tooradin VIC 3980

Sold Price <sup>RS</sup> **\$900,000** <sup>UN</sup> Sold Date **05-May-21**

 4  2  6

Distance **0.25km**



### 66 Hopetoun Road Tooradin VIC 3980

Sold Price **\$931,000** Sold Date **16-Jan-21**

 4  2  2

Distance **0.15km**



### 6 Petrel Close Blind Bight VIC 3980

Sold Price <sup>RS</sup> **\$950,000** Sold Date **03-Dec-20**

 5  2  7

Distance **4.07km**

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

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