

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**28 HAREWOOD STREET, TOORADIN, VIC**

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$520,000 to \$550,000**

## MEDIAN SALE PRICE



**TOORADIN, VIC, 3980**

Suburb Median Sale Price (House)

**\$650,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**151 SOUTH GIPPSLAND HWY, TOORADIN, VIC**

3 1 4

Sale Price

**\$520,000**

Sale Date: 18/02/2018

Distance from Property: 145m



**16 HAREWOOD ST, TOORADIN, VIC 3980**

2 1 2

Sale Price

**\$515,000**

Sale Date: 31/01/2018

Distance from Property: 118m



**57 SOUTH GIPPSLAND HWY, TOORADIN, VIC**

3 1 4

Sale Price

**\$635,000**

Sale Date: 09/03/2018

Distance from Property: 974m



This report has been compiled on 03/07/2018 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

28 HAREWOOD STREET, TOORADIN, VIC

### Indicative selling price

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Price Range: \$520,000 to \$550,000

### Median sale price

Median price

\$650,000

House

Unit

Suburb

TOORADIN

Period

01 July 2017 to 30 June 2018

Source

pricfinder

### 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 |
|---|-----------|--------------|
| 151 SOUTH GIPPSLAND HWY, TOORADIN, VIC 3980 | \$520,000 | 18/02/2018   |
| 16 HAREWOOD ST, TOORADIN, VIC 3980          | \$515,000 | 31/01/2018   |
| 57 SOUTH GIPPSLAND HWY, TOORADIN, VIC 3980  | \$635,000 | 09/03/2018   |