



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 4 Victoria Street, TOONGABBIE 3856

### Indicative selling price

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

**Single price \$275,000**

### Median sale price

Median **House** for **T O O N G A B B I E** for period **Oct 2018 - Jan 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$353,750**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**9 Sparks Lane,**  
Toongabbie 3956

**Price \$295,000** Sold 17  
October 2018

**2 Sparks lane,**  
Toongabbie 3856

**Price \$280,000** Sold 02  
February 2018

**49 Victoria Street,**  
Toongabbie 3856

**Price \$310,000** Sold 22  
December 2017

This Statement of Information was prepared on 20th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

3 beds

1 baths

### Stockdale & Leggo Traralgon

27 Franklin Street,  
Traralgon VIC 3844

### Contact agents

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**Stockdale  
& Leggo**