

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

115-117 SOUTH GIPPSLAND HIGHWAY 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

or range
between

\$760,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Tooradin

Period-from

01 Nov 2023

to

31 Oct 2024

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

85-87 SOUTH GIPPSLAND HIGHWAY TOORADIN VIC 3980	\$750,000	22-May-24
9 BAKEWELL STREET TOORADIN VIC 3980	\$650,000	20-Dec-23
126 SOUTH GIPPSLAND HIGHWAY TOORADIN VIC 3980	\$760,000	08-Aug-23

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: 12 November 2024

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**85-87 SOUTH GIPPSLAND
HIGHWAY TOORADIN VIC 3980**

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Sold Price **\$750,000** Sold Date **22-May-24**

Distance **0.08km**



**9 BAKEWELL STREET TOORADIN
VIC 3980**

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Sold Price **\$650,000** Sold Date **20-Dec-23**

Distance **0.2km**



**126 SOUTH GIPPSLAND HIGHWAY
TOORADIN VIC 3980**

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Sold Price **\$760,000** Sold Date **08-Aug-23**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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