

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

8 MATTHEW STREET 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Tooradin

Period-from

01 Jan 2024

to

31 Dec 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

8 LYALL STREET TOORADIN VIC 3980	\$550,000	05-Sep-24

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.

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**8 LYALL STREET TOORADIN VIC
3980**

Sold Price

\$550,000

Sold Date **05-Sep-24**

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Distance **0.58km**

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

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