

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

120 Tolloora Way Batesford VIC 3213

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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

House

Suburb

Batesford

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property

Price

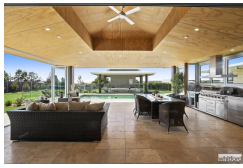
Date of sale

| | | |
|---------------------------------------|-------------|-----------|
| 16 Bilyana Road Batesford VIC 3213 | \$1,800,000 | 13-Jul-20 |
| 2C Yorkshire Close Batesford VIC 3213 | \$1,540,000 | 11-Jan-20 |
| 20 Tolloora Way Batesford VIC 3213 | \$1,570,000 | 17-Jul-20 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 June 2021



16 Bilyana Road Batesford VIC 3213 Sold Price **\$1,800,000** Sold Date **13-Jul-20**

5 2 10

Distance **1.44km**



2C Yorkshire Close Batesford VIC 3213 Sold Price **\$1,540,000** Sold Date **11-Jan-20**

4 2 8

Distance **0.56km**



20 Tolloora Way Batesford VIC 3213 Sold Price **\$1,570,000** Sold Date **17-Jul-20**

5 3 4

Distance **0.67km**



135 Tolloora Way Batesford VIC 3213 Sold Price **\$1,215,000** Sold Date **20-Oct-20**

- - -

Distance **0.22km**



47 Yorkshire Close Batesford VIC 3213 Sold Price **\$1,295,000** Sold Date **25-Jan-21**

3 2 6

Distance **0.35km**



35 Daruma Way Batesford VIC 3213 Sold Price ^{RS} - Sold Date **28-May-21**

4 2 6

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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34 Tarraford Way Batesford VIC 3213

4 2 6

Sold Price

\$1,165,000

Sold Date

20-Jul-20

Distance

0.54km



2B Yorkshire Close Batesford VIC 3213

4 3 3

Sold Price

\$1,375,000

Sold Date

09-Dec-20

Distance

0.55km



37 Tolloora Way Batesford VIC 3213

- - -

Sold Price

\$550,000

Sold Date

26-Feb-20

Distance

0.56km



39 Madden Avenue Batesford VIC 3213

4 3 2

Sold Price

RS

- Sold Date

19-May-21

Distance

0.66km



7 Daruma Way Batesford VIC 3213

4 2 2

Sold Price

\$1,100,000

Sold Date

04-Mar-20

Distance

0.79km



16 Cullinan Road Batesford VIC 3213

4 2 2

Sold Price

\$1,335,000

Sold Date

10-Jun-20

Distance

0.84km

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UN = Undisclosed Sale

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53 Fleurs Lane Batesford VIC 3213

Sold Price

\$1,370,000

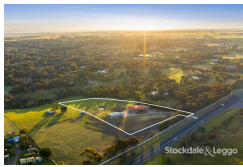
Sold Date

13-Apr-20

4 2 7

Distance

1.07km



939 Midland Highway Batesford VIC 3213

Sold Price

^{RS} -

Sold Date

12-Jun-21

5 3 6

Distance

1.17km



8 Cobblestone Road Batesford VIC 3213

Sold Price

Sold Date

26-Mar-21

5 2 2

Distance

1.25km



65 Dog Rocks Road Batesford VIC 3213

Sold Price

-

Sold Date

08-Apr-20

5 2 2

Distance

1.28km



36 Hills Road Batesford VIC 3213

Sold Price

^{RS} -

Sold Date

17-Apr-21

4 4 4

Distance

1.31km



44 Cobblestone Road Batesford VIC 3213

Sold Price

\$565,000

Sold Date

21-Jun-20

- - -

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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50 Hills Road Batesford VIC 3213

Sold Price

\$2,100,000

Sold Date

28-Jan-21

 5

 3

 8

Distance

1.46km



84 Bilyana Road Batesford VIC 3213

Sold Price

\$552,000

Sold Date

13-Jun-20

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Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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