

Natalie Ryan

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

1368 Toolamba Road Toolamba VIC 3614

 3  1  -

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

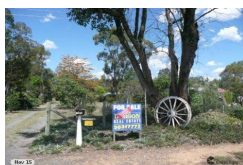
Range between \$200,000 & \$250,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 most comparable to the property for sale.



1255 Toolamba Road Toolamba VIC Sold Price

\$221,000

Sold Date

11-Dec-15

 3  1  4

Distance

1.17km



165 Bitcon Road Toolamba VIC Sold Price

\$194,450

Sold Date

31-May-17

 3  1  2

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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1053 Downer Road Toolamba VIC 3614

Sold Price

\$240,000

Sold Date

17-Jan-18

2 1 2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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