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# Statement of Information

15 RIES STREET, TOONGABBIE, VIC 3856

Prepared by Simon Burns, Phone: 0421 333 114



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 RIES STREET, TOONGABBIE, VIC 3856** 4 2 2

### Indicative Selling Price

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

### Price Range:

Provided by: Simon Burns, First National Real Estate Latrobe Pty Ltd

## MEDIAN SALE PRICE



**TOONGABBIE, VIC, 3856**

Suburb Median Sale Price (House)

**\$380,000**

01 October 2016 to 30 September 2017

Provided by: pricfinder

## COMPARABLE PROPERTIES

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.



**30 HOWER ST, TOONGABBIE, VIC 3856** 4 2 4

Sale Price

**\$415,000**

Sale Date: 23/02/2017

Distance from Property: 316m



**13 VICTORIA ST, TOONGABBIE, VIC 3856** 4 2 3

Sale Price

**\*\$445,000**

Sale Date: 01/11/2017

Distance from Property: 674m



**62 KING ST, TOONGABBIE, VIC 3856** 3 2 5

Sale Price

**\*\$330,000**

Sale Date: 27/10/2017

Distance from Property: 1.2km



This report has been compiled on 27/11/2017 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2017 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 RIES STREET, TOONGABBIE, VIC 3856

### Indicative selling price

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

Price Range:

**\$369,900**

### Median sale price

Median price

\$380,000

House

Unit

Suburb

TOONGABBIE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### 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.

Address of comparable property	Price	Date of sale
30 HOWER ST, TOONGABBIE, VIC 3856	\$415,000	23/02/2017
13 VICTORIA ST, TOONGABBIE, VIC 3856	*\$445,000	01/11/2017
62 KING ST, TOONGABBIE, VIC 3856	*\$330,000	27/10/2017