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Statement of Information

175 OLD WALHALLA ROAD, TOONGABBIE, VIC 3856

Prepared by Simon Burns, Phone: 0421 333 114



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



175 OLD WALHALLA ROAD,

5 3 3

Indicative Selling Price

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

Single Price: \$649,000

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

MEDIAN SALE PRICE



TOONGABBIE, VIC, 3856

Suburb Median Sale Price (House)

\$390,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



657 HENDERSONS RD, TOONGABBIE, VIC

4 2 2

Sale Price

\$570,000

Sale Date: 12/01/2018

Distance from Property: 8.9km



455 TOONGABBIE-COWWARR RD,

4 2 6

Sale Price

\$770,000

Sale Date: 05/12/2017

Distance from Property: 3.8km



85 WYKES RD, TOONGABBIE, VIC 3856

4 2 4

Sale Price

\$497,500

Sale Date: 13/11/2017

Distance from Property: 2.3km



This report has been compiled on 08/05/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - www.pricefinder.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

175 OLD WALHALLA ROAD, TOONGABBIE, VIC 3856

Indicative selling price

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

Single Price:

\$649,000

Median sale price

Median price

\$390,000

House

Unit

Suburb

TOONGABBIE

Period

01 April 2017 to 31 March 2018

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
657 HENDERSONS RD, TOONGABBIE, VIC 3856	\$570,000	12/01/2018
455 TOONGABBIE-COWWARR RD, TOONGABBIE, VIC 3856	\$770,000	05/12/2017
85 WYKES RD, TOONGABBIE, VIC 3856	\$497,500	13/11/2017