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# Statement of Information

35-43 CAMPBELL STREET, TOONGABBIE, VIC 3856

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**35-43 CAMPBELL STREET, TOONGABBIE,** 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: Rachel Kobiela, First National Real Estate Latrobe Pty Ltd

## MEDIAN SALE PRICE



**TOONGABBIE, VIC, 3856**

Suburb Median Sale Price (Other)

**\$522,500**

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: 6.3km



**85 WYKES RD, TOONGABBIE, VIC 3856** 4 2 4

Sale Price

**\$497,500**

Sale Date: 13/11/2017

Distance from Property: 4.1km



**1831 TRARALGON-MAFFRA RD, TOONGABBIE,** 4 2 2

Sale Price

**\$680,000**

Sale Date: 23/06/2017

Distance from Property: 332m



This report has been compiled on 17/05/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

35-43 CAMPBELL 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:

### Median sale price

Median price

\$522,500

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
85 WYKES RD, TOONGABBIE, VIC 3856	\$497,500	13/11/2017
1831 TRARALGON-MAFFRA RD, TOONGABBIE, VIC 3856	\$680,000	23/06/2017