



STATEMENT OF INFORMATION

84 BUNSTONS ROAD, TOLMIE, VIC 3723

PREPARED BY KATE MCDUGALL, DISTRICT PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



84 BUNSTONS ROAD, TOLMIE, VIC 3723

 4  2  4

Indicative Selling Price

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

Price Range: \$1,150,000 to \$1,250,000

Provided by: Kate McDougall, District Property Group

MEDIAN SALE PRICE



TOLMIE, VIC, 3723

Suburb Median Sale Price (House)

\$400,000

01 October 2016 to 30 September 2017

Provided by: 

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.



1234 MANSFIELD-WOODS POINT RD, PIRIES,

 4  3  4

Sale Price

\$1,275,000

Sale Date: 26/04/2016

Distance from Property: 22km



2651 MT BULLER RD, MERRIJIG, VIC 3723

 4  2  2

Sale Price

\$915,000

Sale Date: 03/03/2016

Distance from Property: 19km



2 GRANDVIEW DR, BARWITE, VIC 3722

 3  2  5

Sale Price

\$650,000

Sale Date: 08/07/2015

Distance from Property: 2.2km



This report has been compiled on 30/10/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - 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

84 BUNSTONS ROAD, TOLMIE, VIC 3723

Indicative selling price

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Price Range: \$1,150,000 to \$1,250,000

Median sale price

Median price

\$400,000

House

Unit

Suburb

TOLMIE

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
1234 MANSFIELD-WOODS POINT RD, PIRIES, VIC 3723	\$1,275,000	26/04/2016
2651 MT BULLER RD, MERRIJIG, VIC 3723	\$915,000	03/03/2016
2 GRANDVIEW DR, BARWITE, VIC 3722	\$650,000	08/07/2015