

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

272 McNamara Road, Toolamba 3614

Indicative selling price

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

Single price

or range between

\$985,000

&

\$1,085,000

Median sale price

Median price

N/A

Property type

all

Suburb

Toolamba

Period - From

2019

to

2024

Source

Realestate.com.au

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 |
|--------------------------------|--------------|--------------|
| 16 Baden Drive, Toolamba | \$ 1,160,000 | 16/11/2023 |
| 9 Bridge Road, Toolamba | \$ 815,000 | 06/09/2023 |
| 28 Kiota Road, Toolamba | \$ 820,000 | 27/09/2023 |

This Statement of Information was prepared on: 16/01/2024