

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 BAYVIEW ROAD TOORADIN VIC 3980

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Tooradin

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

57 SOUTH GIPPSLAND HIGHWAY TOORADIN VIC 3980	\$880,000	29-Aug-23
6 SAMBUR ROAD TOORADIN VIC 3980	\$935,000	09-Dec-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 May 2024



**57 SOUTH GIPPSLAND HIGHWAY  
TOORADIN VIC 3980**

 3  1  4

Sold Price **\$880,000** Sold Date **29-Aug-23**

Distance **0.38km**



**6 SAMBUR ROAD TOORADIN VIC  
3980**

 4  2  -

Sold Price **\$935,000** Sold Date **09-Dec-23**

Distance **0.4km**

RS = Recent sale      UN = Undisclosed Sale

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