

## 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

6 Harewood Street 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Tooradin

Period-from

01 Apr 2020

to

31 Mar 2021

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

25 Bakewell Street Tooradin VIC 3980	\$672,500	06-Jan-21
8 Lyne Street Tooradin VIC 3980	\$680,000	09-Apr-21
4 Gentle Annie Drive Blind Bight VIC 3980	\$740,000	29-Oct-20

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.~~

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**25 Bakewell Street Tooradin VIC 3980**

Sold Price

**\$672,500**

Sold Date

**06-Jan-21**

4

2

2

Distance

**0.43km**



**8 Lyne Street Tooradin VIC 3980**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**09-Apr-21**

3

2

2

Distance

**0.86km**



**4 Gentle Annie Drive Blind Bight VIC 3980**

Sold Price

**\$740,000**

Sold Date

**29-Oct-20**

3

2

2

Distance

**3.95km**

RS = Recent sale

UN = Undisclosed Sale

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