

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 and
postcode

12 LANG PLACE TOONGABBIE VIC 3856

Indicative selling price

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

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Toongabbie

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

A* 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

45 WYKES ROAD TOONGABBIE VIC 3856	\$765,000	20-Aug-24
38-54 SPARKS LANE TOONGABBIE VIC 3856	\$770,000	17-Jun-24
30 WIRILDA COURT GLENGARRY NORTH VIC 3854	\$800,000	03-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 December 2024

**45 WYKES ROAD TOONGABBIE
VIC 3856**

3 2 3

Sold Price

\$765,000Sold Date **20-Aug-24**

Distance

0.88km**38-54 SPARKS LANE TOONGABBIE
VIC 3856**

3 2 1

Sold Price

\$770,000Sold Date **17-Jun-24**

Distance

3.88km**30 WIRILDA COURT GLENGARRY
NORTH VIC 3854**

3 1 3

Sold Price

\$800,000Sold Date **03-May-24**

Distance

11.67km

RS = Recent sale

UN = Undisclosed Sale

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