



Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Riordan Court, TOOLAMBA 3614

Indicative selling price

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

Range \$360,000 - \$370,000

Median sale price

Median **House** for **TOOLAMBA** for period **Aug 2018 - Sep 2018**

Sourced from **pricefinder**.

\$349,000

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 the most comparable to the property for sale.

15 Bridge Road,
Toolamba 3614

Price **\$382,000** Sold 02
September 2016

54 Wren Street,
Toolamba 3614

Price **\$353,000** Sold 16
January 2018

100 Laneham Road,
Toolamba 3614

Price **\$348,000** Sold 02
January 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

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