



# STATEMENT OF INFORMATION

45 TOORONGA ROAD, WILLOW GROVE, VIC 3825

PREPARED BY EMMA DAWSON, PHONE: 0428 392 029

**JOHN KERR**

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**45 TOORONGA ROAD, WILLOW GROVE,**

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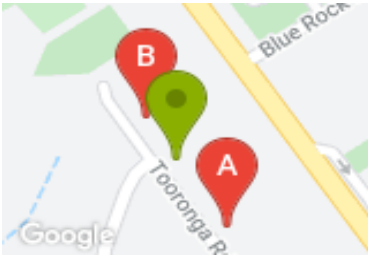


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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range:****\$350,000 to \$360,000**

Provided by: Emma Dawson, John Kerr and Associates Real Estate (Moe) Pty Ltd

## MEDIAN SALE PRICE

**WILLOW GROVE, VIC, 3825****Suburb Median Sale Price (House)****\$431,000**

01 January 2019 to 31 December 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**53 TOORONGA RD, WILLOW GROVE, VIC 3825**

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**Sale Price****\$345,000**

Sale Date: 10/05/2019

Distance from Property: 71m

**39 TOORONGA RD, WILLOW GROVE, VIC 3825**

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**Sale Price****\$340,000**

Sale Date: 26/03/2019

Distance from Property: 45m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

45 TOORONGA ROAD, WILLOW GROVE, VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$350,000 to \$360,000

### Median sale price

Median price

\$431,000

Property type

House

Suburb

WILLOW GROVE

Period

01 January 2019 to 31 December 2019

Source

pricefinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

53 TOORONGA RD, WILLOW GROVE, VIC 3825	\$345,000	10/05/2019
39 TOORONGA RD, WILLOW GROVE, VIC 3825	\$340,000	26/03/2019

This Statement of Information was prepared on:

10/02/2020