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	404-414 BLACKHILL ROAD TOOLERN VALE VIC 3337

Indicative selling price

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

Single Price	$1,125,000	~~or range between~~		&	

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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
162 WATERLOO FLAT ROAD BULLENGAROOK VIC 3437	$1,120,000	23-Nov-24
28 JEFFREY COURT GISBORNE SOUTH VIC 3437	$1,000,000	11-Oct-24
82 HEARD CRESCENT GISBORNE SOUTH VIC 3437	$1,580,000	24-Sep-24

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: 12 March 2025

Kieran Carson
P 97436866
M 0413377274
E kieran.carson@rh.com.au



162 WATERLOO FLAT ROAD BULLENGAROOK VIC 3437

3 2 2

Sold Price RS $1,120,000 Sold Date 23-Nov-24

Distance 15.55km



28 JEFFREY COURT GISBORNE SOUTH VIC 3437

4 2 2

Sold Price RS $1,000,000 UN Sold Date 11-Oct-24

Distance 3km



82 HEARD CRESCENT GISBORNE SOUTH VIC 3437

4 2 6

Sold Price RS $1,580,000 Sold Date 24-Sep-24

Distance 5.74km

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.