



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1270 River Road,  
TOOLAMBA 3614

House



4 beds



1 baths



2 parking

### Indicative selling price

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

**Range \$750,000 - \$800,000**

### Median sale price

Median **House** for **TOOLAMBA** for period **Jan 2018 - Jul 2018**

Sourced from **Pricefinder**.

**\$650,000**

### 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.

**190 Toolamba Rushworth Rd,**  
Toolamba 3614

Price **\$785,000** Sold 25  
October 2017

**380 Toolamba Rushworth Rd,**  
Toolamba 3614

Price **\$470,000** Sold 28 July  
2018

**1485 River Road,**  
Toolamba 3614

Price **\$662,500** Sold 28  
November 2017

### 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.

### Kevin Hicks Real Estate

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### Contact agents



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