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Section 47AF of the Estate Agents Act 1980

COMMERCIAL Offered for Sale

1405-1435 Gisborne-Melton Road Toolern Vale VIC 3337

4 2 2

Indicative Selling Price

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

Range between \$2,800,000 & \$3,000,000

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

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.



**516-528 Bulmans Road Harkness
VIC 3337**

2 1 10

Sold Price **\$5,710,000^{UN}** Sold Date **05-Jul-19**

Distance **5.2km**



**485-511 Bulmans Road Harkness
VIC 3337**

3 2 12

Sold Price **\$2,100,000** Sold Date **06-Mar-18**

Distance **5.51km**

RS = Recent sale UN = Undisclosed Sale

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794-834 Leakes Road Grangefields VIC 3335 Sold Price **\$3,650,000** Sold Date **24-Jul-18**

3 1 1

Distance **9.95km**

RS = Recent sale

UN = Undisclosed Sale

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