

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode

Lots 1-12 (PS839607), (15) Cornwall Park Ct, Toolern Vale VIC

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Vacant Land (Group A): Lots 1-12	\$*	or range between	\$*1,100,000	&	\$1,200,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

House land sale price

Median price

\$160,000

Suburb or locality

Toolern Vale VIC 3337

Period - From

Apr 2024

To

Mar 2025

Source

CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.~~

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 30/04/2025