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<br>Including suburb and postcode | 10 Russell Street Tootgarook VIC 3941 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $970,000 | & | $1,040,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $825,000 | Property type | House | Suburb | Tootgarook |
| Period-from | 01 Feb 2021 | to | 31 Jan 2022 | Source | Corelogic |

## 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 |
|---|---|---|
| 18 Ronald Street Tootgarook VIC 3941 | $1,000,000 | 22-Jan-22 |
| 21 Plain Street Tootgarook VIC 3941 | $990,000 | 11-Dec-21 |
| 8 Whimbrel Court Capel Sound VIC 3940 | $1,050,000 | 16-Oct-21 |

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: 04 February 2022

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**18 Ronald Street Tootgarook VIC 3941**

3 1 1

Sold Price RS **$1,000,000** Sold Date **22-Jan-22**

Distance **0.13km**

**21 Plain Street Tootgarook VIC 3941**

3 2 3

Sold Price RS **$990,000** Sold Date **11-Dec-21**

Distance **0.83km**

**8 Whimbrel Court Capel Sound VIC 3940**

3 2 2

Sold Price **$1,050,000** Sold Date **16-Oct-21**

Distance **1.94km**

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

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