

## 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

17 JOHN STREET TOOTGAROOK VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$919,000

Property type

House

Suburb

Tootgarook

Period-from

01 Oct 2023

to

30 Sep 2024

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

57 MORRIS STREET TOOTGAROOK VIC 3941	\$750,000	30-Aug-24
41 FLAMINGO ROAD CAPEL SOUND VIC 3940	\$730,000	20-Sep-24
6 NEIL COURT TOOTGAROOK VIC 3941	\$670,000	25-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: 21 October 2024



**57 MORRIS STREET TOOTGAROOK VIC 3941** Sold Price **\$750,000** Sold Date **30-Aug-24**

 3  1  2

Distance **0.23km**



**41 FLAMINGO ROAD CAPEL SOUND VIC 3940** Sold Price <sup>RS</sup> **\$730,000** Sold Date **20-Sep-24**

 2  1  3

Distance **1.09km**



**6 NEIL COURT TOOTGAROOK VIC 3941** Sold Price <sup>RS</sup> **\$670,000** Sold Date **25-Sep-24**

 3  1  1

Distance **0.47km**

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

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