

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 KEITH 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

\$1,195,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,250

Property type

House

Suburb

Tootgarook

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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

A* 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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

14 WARATAH STREET RYE VIC 3941	1000000	14-Oct-22
26 RICHARDSON STREET RYE VIC 3941	1350000	01-Oct-22
106 RUSSELL STREET TOOTGAROOK VIC 3941	1300000	21-Sep-22

OR

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

This Statement of Information was prepared on: 22 November 2022


14 WARATAH STREET RYE VIC 3941
 3  1  2

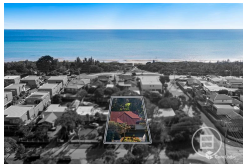
Sold Price

^{RS} **1000000**

Sold Date

14-Oct-22

Distance

1.06km

26 RICHARDSON STREET RYE VIC 3941
 4  2  2

Sold Price

^{RS} **1350000** ^{UN}

Sold Date

01-Oct-22

Distance

1.29km

106 RUSSELL STREET TOOTGAROOK VIC 3941
 3  2  1

Sold Price

1300000

Sold Date

21-Sep-22

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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