

## 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

11 Burdett 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Tootgarook

Period-from

01 Aug 2020

to

31 Jul 2021

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

5 Florence Avenue Capel Sound VIC 3940	\$1,200,000	07-Aug-21
12 Laura Street Tootgarook VIC 3941	\$1,130,000	27-Mar-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.

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**5 Florence Avenue Capel Sound  
VIC 3940**

3 2 2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **07-Aug-21**

Distance **0.83km**



**12 Laura Street Tootgarook VIC  
3941**

4 3 4

Sold Price **\$1,130,000** Sold Date **27-Mar-21**

Distance **1.57km**

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

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