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	59 Bona 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	$745,000	&	$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$671,000	Property type	House	Suburb	Tootgarook
Period-from	01 Mar 2020	to	28 Feb 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
60 Russell Street Tootgarook VIC 3941	$748,000	15-Jan-21
26 Summerhill Road Tootgarook VIC 3941	$709,000	13-Mar-21
24 Elizabeth Avenue Capel Sound VIC 3940	$765,000	23-Oct-20

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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60 Russell Street Tootgarook VIC 3941

3 1 1

Sold Price **$748,000** Sold Date **15-Jan-21**

Distance **0.35km**

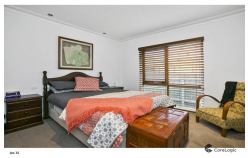


26 Summerhill Road Tootgarook VIC 3941

3 2 2

Sold Price RS **$709,000** Sold Date **13-Mar-21**

Distance **1.28km**



24 Elizabeth Avenue Capel Sound VIC 3940

3 2 2

Sold Price **$765,000** Sold Date **23-Oct-20**

Distance **1.62km**

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

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