

## 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

42 Russell 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Tootgarook

Period-from

01 May 2020

to

30 Apr 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

20 Guest Street Tootgarook VIC 3941	\$840,000	05-Mar-21
115 Guest Street Tootgarook VIC 3941	\$855,500	20-Feb-21
25 Bienias Crescent Tootgarook VIC 3941	\$780,100	06-Feb-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: 17 May 2021



**20 Guest Street Tootgarook VIC 3941**

 3  2  3

Sold Price

**\$840,000**

Sold Date

**05-Mar-21**

Distance

**0.52km**



**115 Guest Street Tootgarook VIC 3941**

 4  2  2

Sold Price

**\$855,500**

Sold Date

**20-Feb-21**

Distance

**0.91km**



**25 Bienias Crescent Tootgarook VIC 3941**

 4  2  2

Sold Price

**\$780,100**

Sold Date

**06-Feb-21**

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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