

## 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

9 Fleur Avenue 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

\$850,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,100

Property type

House

Suburb

Tootgarook

Period-from

01 Nov 2020

to

31 Oct 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

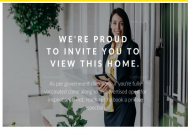
Address of comparable property	Price	Date of sale
61 Booran Parade Tootgarook VIC 3941	\$878,000	04-Nov-21

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: 15 November 2021

Portal files - Inspection (sale and rental)



**61 Booran Parade Tootgarook VIC 3941**

Sold Price <sup>RS</sup> **\$878,000** <sup>UN</sup> Sold Date **04-Nov-21**

 3  2  3

Distance **0.2km**

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

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