

## 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

130 TRUEMANS ROAD 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Tootgarook

Period-from

01 Jul 2021

to

30 Jun 2022

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

2 MEADOW AVENUE TOOTGAROOK VIC 3941	\$785,000	30-Jun-22
12 CURRAN WAY TOOTGAROOK VIC 3941	\$805,000	12-May-22
148 TRUEMANS ROAD TOOTGAROOK VIC 3941	\$840,000	17-May-22

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: 05 July 2022

# SHORELINE

REAL ESTATE

Anastasia Arvanitakis

P 59850000

M 0414267830

E arvani@eview.com.au



## 2 MEADOW AVENUE TOOTGAROOK VIC 3941

2 1 -

Sold Price <sup>RS</sup> **\$785,000** Sold Date **30-Jun-22**

Distance -



## 12 CURRAN WAY TOOTGAROOK VIC 3941

3 1 2

Sold Price <sup>RS</sup> **\$805,000** Sold Date **12-May-22**

Distance -



## 148 TRUEMANS ROAD TOOTGAROOK VIC 3941

3 1 4

Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **17-May-22**

Distance **0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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