

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

57 MORRIS 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

\$765,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$916,500

Property type

House

Suburb

Tootgarook

Period-from

01 Aug 2023

to

31 Jul 2024

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

31 RONALD STREET TOOTGAROOK VIC 3941	\$790,000	17-Jun-24
23 PANORAMA DRIVE TOOTGAROOK VIC 3941	\$775,000	16-Aug-24
53 BRIGHTS DRIVE TOOTGAROOK VIC 3941	\$776,000	21-Aug-24

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: 22 August 2024



31 RONALD STREET TOOTGAROOK VIC 3941

Sold Price

^{RS} **\$790,000**

Sold Date

17-Jun-24

 3  1  3

Distance

0.34km



23 PANORAMA DRIVE TOOTGAROOK VIC 3941

Sold Price

^{RS} **\$775,000**

Sold Date

16-Aug-24

 3  1  1

Distance

0.78km



53 BRIGHTS DRIVE TOOTGAROOK VIC 3941

Sold Price

^{RS} **\$776,000**

Sold Date

21-Aug-24

 3  1  1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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