

## 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

2 KARATOGA COURT 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

\$1,525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$893,000

Property type

House

Suburb

Tootgarook

Period-from

01 Apr 2021

to

31 Mar 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 14 ESTEEMED COURT TOOTGAROOK VIC 3941 | \$1,600,000 | 14-Jan-22 |
| 124 Highbury Road Tootgarook VIC 3941 | \$1,330,000 | 22-Nov-21 |
| 20 PANORAMA DRIVE TOOTGAROOK VIC 3941 | \$1,440,000 | 16-Apr-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: 30 April 2022


**14 ESTEEMED COURT  
TOOTGAROOK VIC 3941**
 4  2  6

 Sold Price **\$1,600,000** Sold Date **14-Jan-22**

 Distance **0.26km**

**124 HIGHBURY ROAD  
TOOTGAROOK VIC 3941**
 4  3  2

 Sold Price **\$1,330,000** Sold Date **22-Nov-21**

 Distance **0.12km**

**20 PANORAMA DRIVE  
TOOTGAROOK VIC 3941**
 4  2  1

 Sold Price <sup>RS</sup> **\$1,440,000** Sold Date **16-Apr-22**

 Distance **0.74km**

**8 ESTEEMED COURT  
TOOTGAROOK VIC 3941**
 5  2  2

 Sold Price **\$1,255,000** Sold Date **13-Nov-21**

 Distance **0.26km**

**6 CHRISTOPHER COURT RYE VIC  
3941**
 4  2  4

 Sold Price <sup>RS</sup> **\$1,400,000** <sup>UN</sup> Sold Date **16-Apr-22**

 Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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