

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

1 BONA 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

or range
between

\$785,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,750

Property type

House

Suburb

Tootgarook

Period-from

01 Dec 2021

to

30 Nov 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

7 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$775,000	10-Nov-22
3 FLEUR AVENUE TOOTGAROOK VIC 3941	\$817,000	10-Oct-22
37 WHYTE STREET CAPEL SOUND VIC 3940	\$785,000	14-Sep-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: 03 December 2022



7 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940 Sold Price ^{RS} **\$775,000** Sold Date **10-Nov-22**

 3  1  2

Distance **1.56km**



3 FLEUR AVENUE TOOTGAROOK VIC 3941 Sold Price ^{RS} **\$817,000** Sold Date **10-Oct-22**

 3  1  2

Distance **1.61km**



37 WHYTE STREET CAPEL SOUND VIC 3940 Sold Price **\$785,000** Sold Date **14-Sep-22**

 2  1  2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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