
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 26 Summerhill Road, Tootgarook 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 \$*500,000 & \$*550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$543,750 *House x *Unit Suburb Tootgarook
Period - From June 30 2017 to July 31 2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 six 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
1 56 Booran Parade, Tootgarook 3941	\$ 492,000	14 th Aug 2017
2 32 Fleur Avenue, Tootgarook 3941	\$ 515,000	17 th Aug 2017
3 51 Mathis Avenue, Tootgarook 3941	\$ 510,000	18 th Aug 2017

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 six months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.