

## 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

108 RAYMOND STREET 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

\$870,000

&

\$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Tootgarook

Period-from

01 Aug 2021

to

31 Jul 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

5 CARLTON COURT RYE VIC 3941	\$950,000	27-Mar-22
28 SUMMERHILL ROAD TOOTGAROOK VIC 3941	\$950,000	15-Jun-22
9 BARRY STREET TOOTGAROOK VIC 3941	\$980,000	30-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: 10 August 2022

# SHORELINE

REAL ESTATE

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**5 CARLTON COURT RYE VIC 3941**

Sold Price

**\$950,000**

Sold Date

**27-Mar-22**



3



1



1

Distance

**0.64km**



**28 SUMMERHILL ROAD  
TOOTGAROOK VIC 3941**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**15-Jun-22**



3



1



2

Distance

**0.96km**



**9 BARRY STREET TOOTGAROOK  
VIC 3941**

Sold Price

**\$980,000**

Sold Date

**30-Apr-22**



3



2



3

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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