

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 33 Fleur Ave Tootgarook

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$ 580,000 & \$ 620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 570,000 *House ☒ *Unit ☐ Suburb Tootgarook 3941
Period - From December 2016 to November 2017 Source Corelogic

Comparable property sales

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. 6 Bamba Crt Tootgarook	\$ 650,000	13/2/2018
2. 5 Fleur Ave Tootgarook (2 bedroom)	\$ 553,000	14/12/2017
3. 26 Summerhill Rd Tootgarook	\$ 612,000	27/1/2018