

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

24 GUEST 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Tootgarook

Period-from

01 Mar 2024

to

28 Feb 2025

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

49 ALMA STREET TOOTGAROOK VIC 3941	650000	26-Nov-24
67 ALMA STREET TOOTGAROOK VIC 3941	625000	13-Feb-25
12 VINCENT STREET TOOTGAROOK VIC 3941	695000	16-Dec-24

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: 17 March 2025



49 ALMA STREET TOOTGAROOK VIC 3941

Sold Price **650000** Sold Date **26-Nov-24**

2 1 1

Distance **0.39km**



67 ALMA STREET TOOTGAROOK VIC 3941

Sold Price **625000** Sold Date **13-Feb-25**

3 1 2

Distance **0.52km**



12 VINCENT STREET TOOTGAROOK VIC 3941

Sold Price **695000** Sold Date **16-Dec-24**

3 1 1

Distance **0.19km**



15 THE HELM CAPEL SOUND VIC 3940

Sold Price **640100** Sold Date **28-Aug-24**

2 1 3

Distance **1.92km**



59 ALMA STREET TOOTGAROOK VIC 3941

Sold Price ^{RS} **630000** Sold Date **13-Nov-24**

3 1 1

Distance **0.46km**



10 ORCHID AVENUE CAPEL SOUND VIC 3940

Sold Price **620000** Sold Date **28-Sep-24**

3 1 1

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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