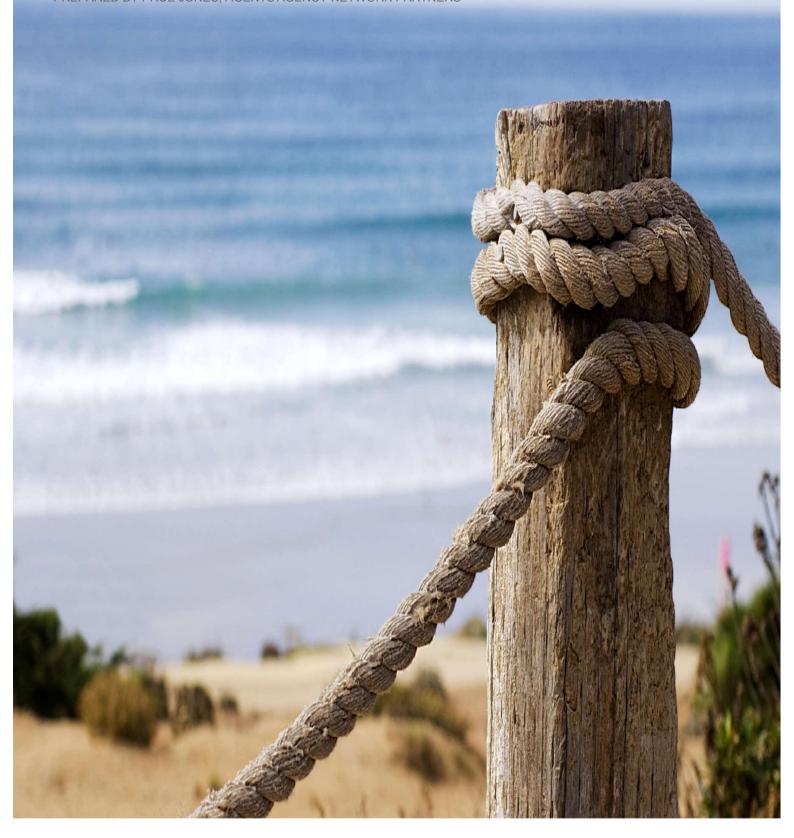
STATEMENT OF INFORMATION

20 COWRIE COURT, TOOTGAROOK, VIC 3941

PREPARED BY PRUE JONES, AGENTS'AGENCY NETWORK PARTNERS





Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

included in the comple	eted Statement of Information for the property being offered for sale. Simer Affairs Victoria has approved this form of the Statement of Information for section 47AF of						
Property offered for sale							
Address Including suburb and postcode	20 COWRIE COURT, TOOTGAROOK, VIC 3941						

Indicative selling price

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

Price Range: \$1,495,000 to \$1,550,000

Median sale price

Median price	\$902,500	Property type	House	Suburb	TOOTGAROOK
Period	01 July 2023 to 30 June 2024		Source	pricefinder	

Comparable property sales

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.

Address of comparable property		Price	Date of sale
	8 MONICA ST, TOOTGAROOK, VIC 3941	\$1,515,000	12/04/2024
	28 BELLA VISTA DR, TOOTGAROOK, VIC 3941	*\$1,445,000	11/06/2024

This Statement of Information was prepared on: 27/08/2024

27/08/2024

