

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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer 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



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