

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

75 John 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Tootgarook

Period-from

01 Oct 2019

to

30 Sep 2020

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

64 Russell Street Tootgarook VIC 3941	\$775,000	18-Sep-20
37 Plain Street Tootgarook VIC 3941	\$660,000	11-Aug-20
55 Bona Street Tootgarook VIC 3941	\$905,000	11-Oct-20

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: 22 October 2020



64 Russell Street Tootgarook VIC 3941

Sold Price

\$775,000

Sold Date

18-Sep-20

 4  2  3

Distance

0.3km

Notes from your agent

Weatherboard, fully renovated, similar land allotment, closer to the beach, has a study which was marketed as a fourth bedroom - best recent comparable sale to your property.



37 Plain Street Tootgarook VIC 3941

Sold Price

\$660,000

Sold Date

11-Aug-20

 3  2  1

Distance

0.15km

Notes from your agent

Un renovated weatherboard, similar land allotment, similar distance to beach



55 Bona Street Tootgarook VIC 3941

Sold Price

^{RS} **\$905,000**

Sold Date

11-Oct-20

 3  2  1

Distance

0.64km

Notes from your agent

Furry renovated brick house, rendered, larger allotment, closer to the beach.

RS = Recent sale

UN = Undisclosed Sale

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