Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Including suburb and postcode 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 \$1,180,000 & \$1,280,000 Median sale price (*Delete house or unit as applicable) Median Price \$780,100 Property type House Suburb Tootgarook Period-from 01 Nov 2020 to 31 Oct 2021 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 | Property offered for sal | е | | | | | | |
|---|--|---|-------------------------|-------------------|----------------------------------|----------------|------------------|--|
| For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$1,180,000 & \$1,280,000 Median sale price (*Delete house or unit as applicable) Median Price \$780,100 Property type House Suburb Tootgarook Period-from 01 Nov 2020 to 31 Oct 2021 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. | Including suburb and | 8 Esteemed Court Tootgarook VIC 3941 | | | | | | |
| Single Price or range between \$1,180,000 & \$1,280,000 Median sale price (*Delete house or unit as applicable) Median Price \$780,100 Property type House Suburb Tootgarook Period-from 01 Nov 2020 to 31 Oct 2021 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: | • . | | | | | | | |
| Median sale price (*Delete house or unit as applicable) Median Price \$780,100 Property type House Suburb Tootgarook Period-from 01 Nov 2020 to 31 Oct 2021 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. | For the meaning of this price | e see consumer.vi | c.gov.au | ı/underquoting (| *Delete single | price or range | as applicable) | |
| (*Delete house or unit as applicable) Median Price \$780,100 Property type House Suburb Tootgarook Period-from 01 Nov 2020 to 31 Oct 2021 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. | Single Price | | | • | \$1,180,00 | 0 & | \$1,280,000 | |
| Period-from 01 Nov 2020 to 31 Oct 2021 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. | • | plicable) | | | | | | |
| 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. | Median Price | \$780,100 | Property type H | | House | Suburb | Tootgarook | |
| 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. | Period-from | 01 Nov 2020 | Nov 2020 to 31 Oct 2021 | | | rce | Corelogic | |
| Address of comparable property Price Date of sale | A* These are the three period estate agent or agen | properties sold wit t's representative | hin two | kilometres of the | property for s mparable to th | e property for | sale. | |
| | Address of comparable property | | | | | rice | Date of sale | |
| | | | | | | | | |
| OR | | | | | | | | |

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: 02 November 2021



В*