

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

59 Russell 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tootgarook

Period-from

01 Feb 2019

to

31 Jan 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

10 Panorama Drive Tootgarook VIC 3941	\$700,000	26-Sep-19
17 Bona Street Tootgarook VIC 3941	\$678,000	30-Jan-20
61 Brights Drive Tootgarook VIC 3941	\$705,000	20-Sep-19

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: 10 February 2020



10 Panorama Drive Tootgarook VIC 3941

Sold Price

\$700,000

Sold Date

26-Sep-19

4

2

2

Distance

0.67km



17 Bona Street Tootgarook VIC 3941

Sold Price

^{RS} **\$678,000**

Sold Date

30-Jan-20

3

2

2

Distance

0.7km



61 Brights Drive Tootgarook VIC 3941

Sold Price

\$705,000

Sold Date

20-Sep-19

2

1

2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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