

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 55 Leonard 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 \$575,000 & \$625,000

Median sale price

Median price \$580,000

Property type House

Suburb Tootgarook

Period - From 1st Sept 2019

to

30th Aug 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 six 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
120 Marshall Street Rye Vic 3941	\$590,000	June 2020
28 Iris Close Tootgarook Vic 3941	\$520,000	January 2020
40 Field Street Rye Vic 3941	\$ 607,000	February 2020

This Statement of Information was prepared on: 7th of October 2020