

## 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

38 KURINGAI ROAD TOOTGAROOK VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$952,750

Property type

House

Suburb

Tootgarook

Period-from

01 Dec 2021

to

30 Nov 2022

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

44 BOORAN PARADE TOOTGAROOK VIC 3941	\$940,000	01-Oct-22
32 MATHIS AVENUE TOOTGAROOK VIC 3941	\$895,000	05-Aug-22
14 ICARUS COURT TOOTGAROOK VIC 3941	\$895,000	04-Jul-22

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 December 2022

# SHORELINE

REAL ESTATE

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## 44 BOORAN PARADE TOOTGAROOK VIC 3941

4 2 2

Sold Price <sup>RS</sup> **\$940,000** Sold Date **01-Oct-22**

Distance **0.27km**



## 32 MATHIS AVENUE TOOTGAROOK VIC 3941

5 2 2

Sold Price **\$895,000** Sold Date **05-Aug-22**

Distance **0.66km**



## 14 ICARUS COURT TOOTGAROOK VIC 3941

4 3 2

Sold Price Sold Date **04-Jul-22**

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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