

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

10 Mathis Avenue 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

House

Suburb

Tootgarook

Period-from

01 Oct 2018

to

30 Sep 2019

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

8 Bienias Crescent Tootgarook VIC 3941	\$545,000	12-Sep-19
78 Booran Parade Tootgarook VIC 3941	\$527,000	19-Aug-19
55 Alma Street Tootgarook VIC 3941	\$510,000	03-Aug-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: 09 October 2019


8 Bienias Crescent Tootgarook VIC 3941

Sold Price

RS

\$545,000

Sold Date

12-Sep-19
 3
  2
  2

Distance

0.09km

78 Booran Parade Tootgarook VIC 3941

Sold Price

RS

\$527,000

Sold Date

19-Aug-19
 3
  1
  2

Distance

0.24km

55 Alma Street Tootgarook VIC 3941

Sold Price

\$510,000

Sold Date

03-Aug-19
 3
  1
  1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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