

## 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 PANORAMA DRIVE 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

\$1,630,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Tootgarook

Period-from

01 Mar 2021

to

28 Feb 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

5 BELLA VISTA DRIVE TOOTGAROOK VIC 3941	\$1,700,000	14-Sep-21
14 ESTEEMED COURT TOOTGAROOK VIC 3941	\$1,600,000	14-Jan-22
131 HIGHBURY ROAD TOOTGAROOK VIC 3941	\$1,600,000	26-Oct-21

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 March 2022

**5 BELLA VISTA DRIVE  
TOOTGAROOK VIC 3941**

3 3 1

Sold Price **\$1,700,000** Sold Date **14-Sep-21**Distance **0.08km****14 ESTEEMED COURT  
TOOTGAROOK VIC 3941**

4 2 6

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **14-Jan-22**Distance **0.87km****131 HIGHBURY ROAD  
TOOTGAROOK VIC 3941**

4 3 2

Sold Price **\$1,600,000** Sold Date **26-Oct-21**Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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