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

20 MORRIS 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)

	1		1	
Single Price	or range between	\$825,000	&	\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$980,000	Prop	erty type		House	Suburb	Tootgarook
Period-from	01 Oct 2021	to	30 Sep 2	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
59 MORRIS STREET TOOTGAROOK VIC 3941	\$790,000	17-Sep-22
9 DARVALL STREET TOOTGAROOK VIC 3941	\$850,000	19-Aug-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 October 2022





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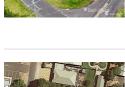
59 MORRIS STREET TOOTGAROOK Sold Price VIC 3941

⇔ 2

RS \$790,000 Sold Date 17-Sep-22

Distance

0.59km



9 DARVALL STREET

₾ 2

Sold Price

\$850,000 Sold Date **19-Aug-22**

Distance

0.38km

TOOTGAROOK VIC 3941

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RS = Recent sale UN = Undisclosed Sale

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