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

11 Fleur 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 \$660,000 & \$705,000	Single Price		or range between	\$660,000	&	\$705,000
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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	
34 Fleur Avenue Tootgarook VIC 3941	\$663,000	10-Feb-21	
63 John Street Tootgarook VIC 3941	\$735,000	25-Jan-21	
63 Dundas Street Rye VIC 3941	\$677,500	12-Feb-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.

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	 34 Fleur Avenue Tootgarook VIC 3941 ☐ 3	Sold Price	R ^S \$663,000 Sold Date 10-Feb-21 Distance 0.25km
Sanco S	63 John Street Tootgarook VIC 3941 ☐ 3	Sold Price	\$735,000 Sold Date 25-Jan-21 Distance 1.11km



63 Dundas Street Rye VIC 3941		Sold Price	^{RS} \$677,500 Sold Date	12-Feb-21	
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RS = Recent sale UN = Undisclosed Sale

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