



GRANGER
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

79 Highbury Road 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

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

*House

X

*Unit

Suburb

Tootgarook

Period-from

01 Nov 2017

to

31 Oct 2018

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 six 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

16 Pearl Court Tootgarook VIC 3941	\$605,000	02-May-18
14 Mathis Avenue Tootgarook VIC 3941	\$560,000	04-Aug-18
72 Guest Street Tootgarook VIC 3941	\$575,000	15-Sep-18

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 six months.~~

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16 Pearl Court Tootgarook VIC 3941 Sold Price **\$605,000** Sold Date **02-May-18**

3 2 2

Distance **0.18km**



14 Mathis Avenue Tootgarook VIC 3941 Sold Price **\$560,000** Sold Date **04-Aug-18**

3 1 1

Distance **0.59km**



72 Guest Street Tootgarook VIC 3941 Sold Price **\$575,000** Sold Date **15-Sep-18**

3 1 5

Distance **0.94km**

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