

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

23 VINCENT STREET 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

\$795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$711,750

Property type

House

Suburb

Tootgarook

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 BIENIAS CRESCENT TOOTGAROOK VIC 3941	\$780,488	12-Jun-21
69 DARVALL STREET TOOTGAROOK VIC 3941	\$750,000	06-May-21
108 TRUEMANS ROAD TOOTGAROOK VIC 3941	\$775,000	30-Jun-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 October 2021

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**CONDITIONS OF ENTRY**  
Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.  
In the current restrictions you are able to inspect sale and rental properties in Metropolitan Melbourne as long as you live in Metropolitan Melbourne and the property is within your 25km radius.  
The private appointment is limited to 10 people at one time, and there is a density quotient of 1 person per 4 sqm.

## 16 BIENIAS CRESCENT TOOTGAROOK VIC 3941

3 1 2

Sold Price **\$780,488** Sold Date **12-Jun-21**

Distance **0.96km**



## 69 DARVALL STREET TOOTGAROOK VIC 3941

3 1 3

Sold Price **\$750,000** Sold Date **06-May-21**

Distance **0.16km**



## 108 TRUEMANS ROAD TOOTGAROOK VIC 3941

3 1 4

Sold Price **\$775,000** Sold Date **30-Jun-21**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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