

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

18 TRUEMANS 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$948,250

Property type

House

Suburb

Tootgarook

Period-from

01 Mar 2022

to

28 Feb 2023

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

20 WILLIAMSON STREET TOOTGAROOK VIC 3941	\$870,000	22-Feb-23
1 BONA STREET TOOTGAROOK VIC 3941	\$826,000	07-Dec-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: 30 March 2023



20 WILLIAMSON STREET
 TOOTGAROOK VIC 3941

 3

 2

 2

Sold Price
 ^{RS}
\$870,000
 Sold Date
 22-Feb-23

Distance
 1.25km



1 BONA STREET TOOTGAROOK
 VIC 3941

 1

 1

 1

Sold Price
 ^{RS}
\$826,000
 Sold Date
 07-Dec-22

Distance
 0.55km

RS = Recent sale
 UN = Undisclosed Sale

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