

## 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

2 Mathis Avenue 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

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,100

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 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

29 Bienias Crescent Tootgarook VIC 3941	\$950,000	30-Aug-21
67 Kareela Drive Tootgarook VIC 3941	\$895,000	06-Jun-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.

This Statement of Information was prepared on: 27 October 2021



**29 Bienias Crescent Tootgarook  
VIC 3941**

3 2 3

Sold Price <sup>RS</sup> **\$950,000** <sup>UN</sup> Sold Date **30-Aug-21**

Distance **0.28km**



**67 Kareela Drive Tootgarook VIC  
3941**

3 1 2

Sold Price **\$895,000** Sold Date **06-Jun-21**

Distance **0.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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