# 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

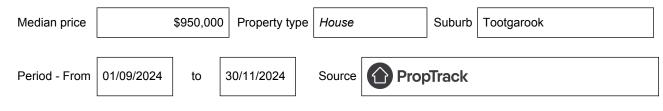
12 Vincent Street, Tootgarook, Vic 3941

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$699,000

#### Median sale price



## 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
9 Bienias Crescent, Tootgarook, VIC 3941	\$665,000	19/11/2024
49 Alma Street, Tootgarook, VIC 3941	\$650,000	30/11/2024
31 Vincent Street, Tootgarook, VIC 3941	\$655,000	16/11/2024

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 10/12/2024

