

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

36 BELAR 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

\$1,080,000

&

\$1,188,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$794,250

Property type

House

Suburb

Tootgarook

Period-from

01 Apr 2021

to

31 Mar 2022

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

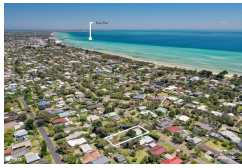
Date of sale

59 WILLIAMSON STREET TOOTGAROOK VIC 3941	\$1,095,000	22-Jan-22
78 KURINGAI ROAD TOOTGAROOK VIC 3941	\$930,000	16-Oct-21
16 RONALD STREET TOOTGAROOK VIC 3941	\$1,276,000	29-Jan-22

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: 11 April 2022

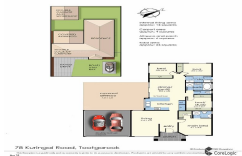


59 WILLIAMSON STREET TOOTGAROOK VIC 3941

3 2 3

Sold Price **\$1,095,000** Sold Date **22-Jan-22**

Distance **1.43km**



78 KURINGAI ROAD TOOTGAROOK VIC 3941

4 2 4

Sold Price **\$930,000** Sold Date **16-Oct-21**

Distance **0.38km**



16 RONALD STREET TOOTGAROOK VIC 3941

4 2 4

Sold Price **\$1,276,000** Sold Date **29-Jan-22**

Distance **1.39km**



27 FLEUR AVENUE TOOTGAROOK VIC 3941

3 3 4

Sold Price ^{RS} **\$1,250,000** Sold Date **06-Dec-21**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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