

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 57 Booran Parade, Tootgarook Vic 3941

Indicative selling price

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

Single price \$529,000

Median sale price

Median price \$622,500 House X Unit Suburb Tootgarook

Period - From 01/01/2017 to 31/12/2017 Source REIV

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
1	23 Bienias Cr TOOTGAROOK 3941	\$556,500	15/03/2018
2	74 Booran Pde TOOTGAROOK 3941	\$523,000	12/01/2018
3	56 Booran Pde TOOTGAROOK 3941	\$492,000	05/12/2017

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 six months.



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Rooms:
Property Type: House
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$529,000
Median House Price
Year ending December 2017: \$622,500

Comparable Properties



23 Bienias Cr TOOTGAROOK 3941 (REI)

Agent Comments

3 1 2

Price: \$556,500
Method: Private Sale
Date: 15/03/2018
Rooms: 5
Property Type: House
Land Size: 606 sqm approx

74 Booran Pde TOOTGAROOK 3941 (VG)

Agent Comments

3 - -

Price: \$523,000
Method: Sale
Date: 12/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 657 sqm approx



56 Booran Pde TOOTGAROOK 3941 (VG)

Agent Comments

3 - -

Price: \$492,000
Method: Sale
Date: 05/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx