

## 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

61 Brights Drive 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

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$561,000

Property type

House

Suburb

Tootgarook

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                              |           |           |
|------------------------------|-----------|-----------|
| 57 Field Street Rye VIC 3941 | \$650,000 | 24-Jul-19 |
| 7 Sheila Street Rye VIC 3941 | \$670,000 | 17-Jun-19 |
| 33 Weir Street Rye VIC 3941  | \$650,000 | 30-Jul-19 |

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: 16 September 2019

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|                                                                                                                                                                                                                                                             |                                     |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------|------------------|-----------|------------------|
|                                                                                                                                                                            | <b>57 Field Street Rye VIC 3941</b> | Sold Price | <b>\$650,000</b> | Sold Date | <b>24-Jul-19</b> |
|  4  2  1 | Distance <b>0.82km</b>              |            |                  |           |                  |
|                                                                                                                                                                            | <b>7 Sheila Street Rye VIC 3941</b> | Sold Price | <b>\$670,000</b> | Sold Date | <b>17-Jun-19</b> |
|  3  1  1 | Distance <b>1.11km</b>              |            |                  |           |                  |
|                                                                                                                                                                            | <b>33 Weir Street Rye VIC 3941</b>  | Sold Price | <b>\$650,000</b> | Sold Date | <b>30-Jul-19</b> |
|  3  1  1 | Distance <b>1.45km</b>              |            |                  |           |                  |

RS = Recent sale

UN = Undisclosed Sale

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