

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

34 John Street 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Tootgarook

Period-from

01 Aug 2020

to

31 Jul 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

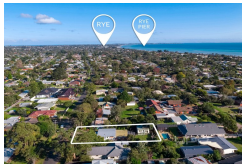
Date of sale

42 Russell Street Tootgarook VIC 3941	\$870,000	02-Jul-21
55 Keith Street Tootgarook VIC 3941	\$770,000	22-May-21
60 Russell Street Tootgarook VIC 3941	\$800,000	16-Apr-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: 19 August 2021



42 Russell Street Tootgarook VIC 3941

4 1 -

Sold Price

^{RS} \$870,000

Sold Date

02-Jul-21

Distance

0.23km



55 Keith Street Tootgarook VIC 3941

3 1 1

Sold Price

\$770,000

Sold Date

22-May-21

Distance

0.23km



60 Russell Street Tootgarook VIC 3941

3 1 -

Sold Price

\$800,000

Sold Date

16-Apr-21

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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