

## 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

70 Darvall Street 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

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

Suburb

Tootgarook

Period-from

01 Apr 2020

to

31 Mar 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 44 Guest Street Tootgarook VIC 3941 | \$700,000 | 13-Mar-21 |
| 26 Murray Court Tootgarook VIC 3941 | \$693,000 | 28-Feb-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: 13 April 2021


**44 Guest Street Tootgarook VIC 3941**
 3     1     1

Sold Price

RS

**\$700,000**

Sold Date

**13-Mar-21**

Distance

**0.38km**
**26 Murray Court Tootgarook VIC 3941**
 3     1     1

Sold Price

**\$693,000**

Sold Date

**28-Feb-21**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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