

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

30A BELLA VISTA DRIVE, TOOTGAROOK, VIC 3941

Indicative selling price

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

Price Range:

\$875,000 to \$925,000

Median sale price

Median price

\$905,000

Property type

House

Suburb

TOOTGAROOK

Period

01 April 2021 to 31 March 2022

Source



Comparable property sales

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

35 BRIGHTS DR, TOOTGAROOK, VIC 3941	\$950,000	08/02/2022
23 VINCENT ST, TOOTGAROOK, VIC 3941	\$891,000	17/11/2021
2 MATHIS AVE, TOOTGAROOK, VIC 3941	\$880,000	12/11/2021

This Statement of Information was prepared on:

26/04/2022