

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **18 Alma 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 \$480,000 & \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$535,000 *House x *Unit Suburb Tootgarook
Period - From Aug 2017 to Oct 2017 Source Core Logic RP Data

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
26 Alma St Tootgarook	\$510,000	8 Apr 2017
21 Vincent Street Tootgarook	\$475,000	5 Jun 2017
150 Truemans Road Tootgarook	\$535,000	23 May 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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 25th Sept, 2017