

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

2 Storey Court, Tootgarook Vic 3941

Indicative selling price

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

Single price

\$649,750

Median sale price

Median price

\$647,500

House

X

Unit

Suburb

Tootgarook

Period - From

01/07/2017

to

30/09/2017

Source

REIV

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
1	9 Waratah St RYE 3941	\$658,000	11/11/2017
2	34 Field St RYE 3941	\$640,000	11/11/2017
3	29 Fleur Av TOOTGAROOK 3941	\$625,000	19/08/2017

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.

2 Storey Court, Tootgarook Vic 3941



 4  2  2

Rooms:
Property Type: House
Land Size: 549 sqm approx
Agent Comments

Indicative Selling Price
\$649,750

Median House Price
September quarter 2017: \$647,500

Comparable Properties



9 Waratah St RYE 3941 (REI)

Agent Comments

 3  1  1

Price: \$658,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 1040 sqm approx



34 Field St RYE 3941 (REI)

Agent Comments

 3  1  2

Price: \$640,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 940 sqm approx



29 Fleur Av TOOTGAROOK 3941 (REI)

Agent Comments

 3  2  -

Price: \$625,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House