

## 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

1867 Point Nepean Road 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

or range  
between

\$1,300,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Tootgarook

Period-from

01 Jul 2020

to

30 Jun 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

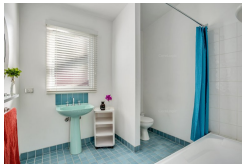
Date of sale

2015 Point Nepean Road Tootgarook VIC 3941	\$1,330,000	25-May-21
19 Pratt Street Tootgarook VIC 3941	\$1,300,000	19-Dec-20

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: 06 July 2021



**2015 Point Nepean Road  
Tootgarook VIC 3941**

3
 3
 4

Sold Price <sup>RS</sup> **\$1,330,000** <sup>UN</sup> Sold Date **25-May-21**

Distance **1.27km**



**19 Pratt Street Tootgarook VIC 3941** Sold Price **\$1,300,000** Sold Date **19-Dec-20**

2
 2
 9

Distance **1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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