

# 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 6 Neil Court, Tootgarook, VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$685,000 & \$750,000

### Median sale price

Median price \$902,500 Property type House Suburb TOOTGAROOK  
Period - From 02/09/2023 to 01/09/2024 Source price\_finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2 Aden Court Tootgarook Vic 3941	\$700,000	13/04/2024
2	44 Grenville Grove Capel Sound Vic 3940	\$735,000	08/06/2024
3	3 Panorama Drive Tootgarook Vic 3941	\$730,000	11/05/2024

This Statement of Information was prepared on: 02/09/2024

