## 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

16 Panorama Drive Tootgarook VIC 3941

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range betweer	300000	&	\$590,000						
Median sale price											
(*Delete house or unit as applicable)											
Median Price	\$615,000	Property type	House	Suburb	Tootgarook						

30 Nov 2020

### Comparable property sales (\*Delete A or B below as applicable)

01 Dec 2019

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.

to

Address of comparable property	Price	Date of sale	
8 Iris Close Tootgarook VIC 3941	\$520,000	21-Jan-20	
76 Guest Street Tootgarook VIC 3941	\$611,000	04-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: 07 December 2020

Source



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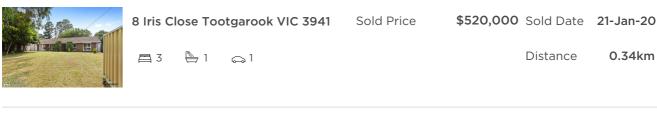
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# SHORELINE

REAL

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76 Guest Street Tootgarook VIC 3941		Sold Price	<sup>RS</sup> \$611,000	Sold Date	04-Dec-20	
<b>E</b> 2	1	<b>⊜</b> 1			Distance	0.35km

RS = Recent sale UN = Undisclosed Sale

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