

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

4 Wingate 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

\$519,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tootgarook

Period-from

01 Jan 2019

to

31 Dec 2019

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

43 Leonard Street Tootgarook VIC 3941	\$530,000	26-Mar-19
19 Pratt Street Tootgarook VIC 3941	\$520,000	15-Mar-19
55 Alma Street Tootgarook VIC 3941	\$510,000	03-Aug-19

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 January 2020


43 Leonard Street Tootgarook VIC 3941

Sold Price

\$530,000

Sold Date

26-Mar-19
 3  1  1

Distance

0.19km

19 Pratt Street Tootgarook VIC 3941

Sold Price

\$520,000

Sold Date

15-Mar-19
 2  1  2

Distance

0.3km

55 Alma Street Tootgarook VIC 3941

Sold Price

\$510,000

Sold Date

03-Aug-19
 3  1  1

Distance

0.43km
RS = Recent sale

UN = Undisclosed Sale

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