

## 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

82 RUSSELL STREET 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

\$885,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$916,500

Property type

House

Suburb

Tootgarook

Period-from

01 Aug 2023

to

31 Jul 2024

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

81 JOHN STREET TOOTGAROOK VIC 3941	\$875,000	15-May-24
10 INNES COURT TOOTGAROOK VIC 3941	\$865,000	01-Mar-24
8 LOCKSLEY ROAD RYE VIC 3941	\$868,000	09-Jul-24

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: 15 August 2024



**81 JOHN STREET TOOTGAROOK  
VIC 3941**

3 1 1

Sold Price <sup>RS</sup> **\$875,000** <sup>UN</sup> Sold Date **15-May-24**

Distance **0.32km**



**10 INNES COURT TOOTGAROOK  
VIC 3941**

2 1 1

Sold Price **\$865,000** Sold Date **01-Mar-24**

Distance **1.16km**



**8 LOCKSLEY ROAD RYE VIC 3941**

3 1 2

Sold Price <sup>RS</sup> **\$868,000** Sold Date **09-Jul-24**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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