

## 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

17 Morris 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

or range  
between

\$960,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Tootgarook

Period-from

01 Oct 2019

to

30 Sep 2020

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

11 Morris Street Tootgarook VIC 3941	\$780,000	07-Feb-20
47 Wilkinson Street Tootgarook VIC 3941	\$800,000	31-Aug-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: 05 October 2020



**11 Morris Street Tootgarook VIC 3941**

3 1 1

Sold Price **\$780,000** Sold Date **07-Feb-20**

Distance **0.08km**



**47 Wilkinson Street Tootgarook VIC 3941**

3 2 2

Sold Price **\$800,000** Sold Date **31-Aug-20**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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