

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

108 Raymond 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Tootgarook

Period-from

01 Jun 2019

to

31 May 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

34A Williamson Street Tootgarook VIC 3941	\$585,000	18-Jan-20
20 Marshall Street Rye VIC 3941	\$590,000	12-Jun-20
48 Keith Street Tootgarook VIC 3941	\$600,000	11-Nov-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: 25 June 2020



34A Williamson Street Tootgarook VIC 3941

3 2 4

Sold Price

\$585,000

Sold Date

18-Jan-20

Distance

0.21km



20 Marshall Street Rye VIC 3941

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date

12-Jun-20

Distance

0.34km



48 Keith Street Tootgarook VIC 3941

3 2 1

Sold Price

\$600,000

Sold Date

11-Nov-19

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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