

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 ALMA 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

or range
between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$919,000

Property type

House

Suburb

Tootgarook

Period-from

01 Nov 2023

to

31 Oct 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

2 VINCENT STREET TOOTGAROOK VIC 3941	\$745,000	17-Sep-24
57 MORRIS STREET TOOTGAROOK VIC 3941	\$750,000	30-Aug-24
3 PANORAMA DRIVE TOOTGAROOK VIC 3941	\$730,000	11-May-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: 01 November 2024

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2 VINCENT STREET TOOTGAROOK VIC 3941 Sold Price ^{RS} **\$745,000** ^{UN} Sold Date **17-Sep-24**
Distance **0.09km**

4 1 1



57 MORRIS STREET TOOTGAROOK VIC 3941 Sold Price **\$750,000** Sold Date **30-Aug-24**
Distance **0.42km**

3 1 2



3 PANORAMA DRIVE TOOTGAROOK VIC 3941 Sold Price **\$730,000** Sold Date **11-May-24**
Distance **0.7km**

3 1 -

RS = Recent sale **UN** = Undisclosed Sale

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