

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 Karatoga Court 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Tootgarook

Period-from

01 Jan 2020

to

31 Dec 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

2 Karatoga Court Tootgarook VIC 3941	\$1,045,000	28-Nov-20
12 Carly Place Tootgarook VIC 3941	\$1,120,000	14-Jul-20
12 Currumbin Court Tootgarook VIC 3941	\$1,150,000	17-Nov-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.~~

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2 Karatoga Court Tootgarook VIC 3941

Sold Price

^{RS}

\$1,045,000

Sold Date

28-Nov-20



4



2



10

Distance

0.03km



12 Carly Place Tootgarook VIC 3941

Sold Price

\$1,120,000

Sold Date

14-Jul-20



4



2



4

Distance

0.56km



12 Currumbin Court Tootgarook VIC 3941

Sold Price

^{RS}

\$1,150,000

Sold Date

17-Nov-20



4



3



2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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