

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

2 BOORAN PARADE 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,500

Property type

House

Suburb

Tootgarook

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 STOREY COURT TOOTGAROOK VIC 3941	\$820,000	24-Feb-23
68 GUEST STREET TOOTGAROOK VIC 3941	\$825,000	09-Feb-23
31 BARRY STREET TOOTGAROOK VIC 3941	\$900,000	13-Feb-23

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: 28 February 2023



4 STOREY COURT TOOTGAROOK VIC 3941

 3
  2
  2

Sold Price

^{RS} **\$820,000** Sold Date **24-Feb-23**

Distance **0.71km**



68 GUEST STREET TOOTGAROOK VIC 3941

 3
  1
  4

Sold Price

^{RS} **\$825,000** Sold Date **09-Feb-23**

Distance **1.04km**



31 BARRY STREET TOOTGAROOK VIC 3941

 6
  3
  4

Sold Price

^{RS} **\$900,000** Sold Date **13-Feb-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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