

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

12 GUEST 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

\$875,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Tootgarook

Period-from

01 Mar 2024

to

28 Feb 2025

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

32 ACHERON AVENUE TOOTGAROOK VIC 3941	\$917,500	03-Mar-25
42 ROSE STREET CAPEL SOUND VIC 3940	\$881,000	02-Feb-25
1 ROSE STREET CAPEL SOUND VIC 3940	\$865,000	25-Nov-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: 18 March 2025



**32 ACHERON AVENUE
TOOTGAROOK VIC 3941**

 3  2  4

Sold Price

^{RS} **\$917,500** Sold Date **03-Mar-25**

Distance **1.07km**



**42 ROSE STREET CAPEL SOUND
VIC 3940**

 3  2  -

Sold Price

\$881,000 Sold Date **02-Feb-25**

Distance **1.71km**



**1 ROSE STREET CAPEL SOUND VIC
3940**

 3  2  2

Sold Price

\$865,000 Sold Date **25-Nov-24**

Distance **1.84km**

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

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