

## 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

14 ICARUS COURT TOOTGAROOK VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$845,000

&

\$895,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 30A BELLA VISTA DRIVE TOOTGAROOK VIC 3941 | \$884,000 | 14-Jun-22 |
| 66 BRIGHTS DRIVE TOOTGAROOK VIC 3941      | \$902,500 | 30-Apr-22 |
| 76 KURINGAI ROAD TOOTGAROOK VIC 3941      | \$860,000 | 19-Apr-22 |

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: 27 June 2022



**30A BELLA VISTA DRIVE  
 TOOTGAROOK VIC 3941**

 3  1  2

Sold Price <sup>RS</sup> **\$884,000** <sup>UN</sup> Sold Date **14-Jun-22**

Distance **0.42km**



**66 BRIGHTS DRIVE TOOTGAROOK  
 VIC 3941**

 3  1  4

Sold Price **\$902,500** Sold Date **30-Apr-22**

Distance **0.26km**



**76 KURINGAI ROAD  
 TOOTGAROOK VIC 3941**

 3  2  1

Sold Price **\$860,000** Sold Date **19-Apr-22**

Distance **0.39km**

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

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