

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

57 LEONARD 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

\$895,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

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

57 WARATAH STREET RYE VIC 3941

900000

04-Feb-25

87 OBSERVATION DRIVE RYE VIC 3941

935000

23-Dec-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: 03 March 2025

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57 WARATAH STREET RYE VIC 3941

Sold Price

^{RS}

900000

Sold Date

04-Feb-25

 3

 1

 2

Distance

0.89km



87 OBSERVATION DRIVE RYE VIC 3941

Sold Price

935000

Sold Date

23-Dec-24

 3

 2

 2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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