

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 ADEN 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Tootgarook

Period-from

01 Feb 2023

to

31 Jan 2024

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

34 CURRAN WAY TOOTGAROOK VIC 3941	\$722,639	03-Feb-24
5 CURRAN WAY TOOTGAROOK VIC 3941	\$720,000	01-Nov-23
49 HIGHBURY ROAD TOOTGAROOK VIC 3941	\$740,000	23-Jan-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: 23 February 2024



**34 CURRAN WAY TOOTGAROOK
VIC 3941**

 3  1  1

Sold Price

^{RS} **\$722,639**

Sold Date **03-Feb-24**

Distance **0.15km**



**5 CURRAN WAY TOOTGAROOK
VIC 3941**

 3  1  2

Sold Price

\$720,000

Sold Date **01-Nov-23**

Distance **0.34km**



**49 HIGBURY ROAD
TOOTGAROOK VIC 3941**

 3  1  3

Sold Price

\$740,000

Sold Date **23-Jan-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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