

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 AVOCET 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Other

Suburb

Tootgarook

Period-from

01 Oct 2022

to

30 Sep 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

105 Highbury Road Tootgarook VIC 3941	\$1,185,000	16-Apr-23
91 Guest Street Tootgarook VIC 3941	\$1,420,000	30-Aug-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: 10 October 2023



**105 Highbury Road
Tootgarook VIC 3941**

3 2 2

Sold Price **\$1,185,000** Sold Date **16-Apr-23**

Distance **0.57km**



**91 Guest Street Tootgarook
VIC 3941**

3 3 6

Sold Price ^{RS} **\$1,420,000** Sold Date **30-Aug-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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