

## 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

23 MCALPIN STREET 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Tootgarook

Period-from

01 Jul 2022

to

30 Jun 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

18 TRUEMANS ROAD TOOTGAROOK VIC 3941	\$845,000	29-Apr-23
38 MATHIS AVENUE TOOTGAROOK VIC 3941	\$730,000	02-Mar-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: 25 July 2023

**18 TRUEMANS ROAD  
TOOTGAROOK VIC 3941**

3 2 2

Sold Price **\$845,000** Sold Date **29-Apr-23**Distance **0.5km****38 MATHIS AVENUE  
TOOTGAROOK VIC 3941**

3 1 2

Sold Price **\$730,000** Sold Date **02-Mar-23**Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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