

## 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

48 MORRIS 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

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Tootgarook

Period-from

01 Dec 2022

to

30 Nov 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

55 RUSSELL STREET TOOTGAROOK VIC 3941	\$1,191,000	14-Oct-23
73 JOHN STREET TOOTGAROOK VIC 3941	\$990,000	02-Oct-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: 18 December 2023

**55 RUSSELL STREET  
TOOTGAROOK VIC 3941**

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Sold Price <sup>RS</sup> **\$1,191,000** Sold Date **14-Oct-23**Distance **0.25km****73 JOHN STREET TOOTGAROOK  
VIC 3941**

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Sold Price **\$990,000** Sold Date **02-Oct-23**Distance **0.48km****RS** = Recent sale      **UN** = Undisclosed Sale

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