

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### 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

11 WILLIAMSON STREET TOOTGAROOK VIC 3941	918000	11-Nov-23
4 LOMA COURT TOOTGAROOK VIC 3941	785000	04-Nov-23
56 KEITH STREET TOOTGAROOK VIC 3941	796000	27-Jul-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: 13 December 2023



**11 WILLIAMSON STREET  
TOOTGAROOK VIC 3941**

 3  1  1

Sold Price

<sup>RS</sup> **918000**

Sold Date

**11-Nov-23**

Distance

**0.81km**



**4 LOMA COURT TOOTGAROOK  
VIC 3941**

 3  1  1

Sold Price

<sup>RS</sup> **785000**

Sold Date

**04-Nov-23**

Distance

**0.69km**



**56 KEITH STREET TOOTGAROOK  
VIC 3941**

 3  1  1

Sold Price

**796000**

Sold Date

**27-Jul-23**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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