# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 59 Leonard Street, Tootgarook Vic 3941

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,450,000		&		\$1,555,000				
Median sale price									
Median price	\$917,500	Pro	operty Type	Hou	se		Suburb	Tootgarook	
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV		

### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	24 Belar Rd TOOTGAROOK 3941	\$1,420,000	31/03/2025
2	63 Bella Vista Dr TOOTGAROOK 3941	\$1,687,500	20/03/2025
3			

OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

05/06/2025 13:42









Property Type: House (Previously Occupied - Detached) Land Size: 706 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,555,000 Median House Price Year ending March 2025: \$917,500

# **Comparable Properties**

24 Belar Rd TOOTGAROOK 3941 (REI)         4       2       5         Price: \$1,420,000         Method: Private Sale         Date: 31/03/2025         Property Type: House         Land Size: 1834 sqm approx	Agent Comments
63 Bella Vista Dr TOOTGAROOK 3941 (REI) 4  3  6  8 Price: \$1,687,500 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 1285 sqm approx	Agent Comments

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 six months.

#### Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522

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