

## 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

7 LANCIA DRIVE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Tootgarook

Period-from

01 Feb 2023

to

31 Jan 2024

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 21 BRIGHTS DRIVE TOOTGAROOK VIC 3941 | \$770,000 | 28-Aug-23 |
| 34 CURRAN WAY TOOTGAROOK VIC 3941    | \$722,639 | 03-Feb-24 |
| 5 CURRAN WAY TOOTGAROOK VIC 3941     | \$720,000 | 01-Nov-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: 22 February 2024



## 21 BRIGHTS DRIVE TOOTGAROOK VIC 3941

3 1 2

Sold Price

**\$770,000**

Sold Date **28-Aug-23**

Distance **0.44km**



## 34 CURRAN WAY TOOTGAROOK VIC 3941

3 1 1

Sold Price

<sup>RS</sup> **\$722,639**

Sold Date **03-Feb-24**

Distance **0.61km**



## 5 CURRAN WAY TOOTGAROOK VIC 3941

3 1 2

Sold Price

**\$720,000**

Sold Date **01-Nov-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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