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	4 LOMA COURT TOOTGAROOK VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Tootgarook
Period-from	01 Oct 2022	to	30 Sep 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
27 CURRAN WAY TOOTGAROOK VIC 3941	$785,000	21-Jun-23
21 BRIGHTS DRIVE TOOTGAROOK VIC 3941	$770,000	28-Aug-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 October 2023

Najee Charkas
M 0414938069
E najee.charkas@belleproperty.com



27 CURRAN WAY TOOTGAROOK VIC 3941

3 1 2

Sold Price **$785,000** Sold Date **21-Jun-23**

Distance **0.09km**



21 BRIGHTS DRIVE TOOTGAROOK VIC 3941

3 1 2

Sold Price RS **$770,000** Sold Date **28-Aug-23**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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