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<br>Including suburb and postcode | 15 MONICA STREET 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 | $740,000 | & | $810,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $855,500 | Property type | House | Suburb | Tootgarook |
| Period-from | 01 Apr 2024 | to | 31 Mar 2025 | 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 |
|---|---|---|
| 1 ROBLYN CRESCENT TOOTGAROOK VIC 3941 | $768,000 | 24-Feb-25 |
| 9 ALMA STREET TOOTGAROOK VIC 3941 | $780,000 | 18-Mar-25 |
| 28 RAYMOND STREET TOOTGAROOK VIC 3941 | $785,000 | 24-Jan-25 |

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.~~

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**1 ROBLYN CRESCENT TOOTGAROOK VIC 3941**

3 1 2

Sold Price RS $768,000 Sold Date 24-Feb-25

Distance 1.04km



**9 ALMA STREET TOOTGAROOK VIC 3941**

3 1 2

Sold Price RS $780,000 Sold Date 18-Mar-25

Distance 0.35km



**28 RAYMOND STREET TOOTGAROOK VIC 3941**

3 1 1

Sold Price $785,000 Sold Date 24-Jan-25

Distance 0.63km

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

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