

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 87 Alma St Tootgarook 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 520,000 or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 498,000 \*House  \*Unit  Suburb Tootgarook 3941  
Period - From May 2016 to April 2017 Source Corelogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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. 26 Alma St Tootgarook	\$ 510,000	8/4/2017
2. 21 Vincent St Tootgarook	\$ 460,000	29/3/2017
3. 40 Field St RYE	\$ 496,000	3/2/2017