

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

51 BOORAN PARADE 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$918,000

Property type

House

Suburb

Tootgarook

Period-from

01 Oct 2023

to

30 Sep 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

15 INALA STREET RYE VIC 3941	\$730,000	03-Mar-24
51 GRENVILLE GROVE CAPEL SOUND VIC 3940	\$760,000	02-Dec-23
1 THE HELM CAPEL SOUND VIC 3940	\$680,000	07-Jun-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: 03 October 2024



15 INALA STREET RYE VIC 3941

Sold Price

\$730,000

Sold Date

03-Mar-24

2

1

1

Distance

3.58km



**51 GRENVILLE GROVE CAPEL
SOUND VIC 3940**

Sold Price

\$760,000

Sold Date

02-Dec-23

2

1

1

Distance

2.28km



**1 THE HELM CAPEL SOUND VIC
3940**

Sold Price

\$680,000

Sold Date

07-Jun-23

2

1

1

Distance

2.75km

RS = Recent sale

UN = Undisclosed Sale

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