

# 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 35 Kuringai Road, Tootgarook Vic 3941

### Indicative selling price

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

Range between \$800,000 & \$880,000

### Median sale price

Median price \$545,000 House  Suburb Tootgarook  
Period - From 1 Sept 2016 to 4 Sept 2017 Source REA

### 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. 20 Kuringai Road, Tootgarook	\$ 737,000	20/04/2017
2. 19 Alma Street, Tootgarook	\$1,100,000	29/04/2017
3. 104 Highbury Road, Tootgarook	\$ 740,000	14/07/2017

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Leanne Williams  
Mobile: 0412 725 526 - Email: [leanne.williams@nl.com.au](mailto:leanne.williams@nl.com.au)

DATE Prepared: 11<sup>th</sup> September 2017