

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



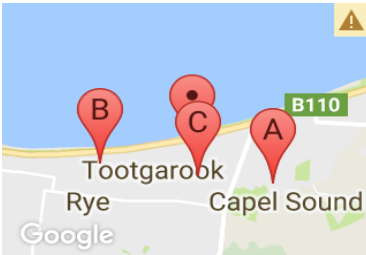
3/14-16 MORRIS STREET, TOOTGAROOK, 2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$430,000 to \$460,000**

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (Unit)

\$343,500

01 July 2016 to 30 June 2017

Provided by: pricfinder

COMPARABLE PROPERTIES

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.



31 KINGFISHER AVE, CAPEL SOUND, VIC 3940 3 1 1

Sale Price

\$420,000

Sale Date: 19/02/2017

Distance from Property: 1.2km



2/1 RICHARDSON ST, RYE, VIC 3941 2 1 1

Sale Price

***\$460,000**

Sale Date: 10/06/2017

Distance from Property: 1.2km



2/47 RONALD ST, TOOTGAROOK, VIC 3941 4 2 1

Sale Price

***\$455,000**

Sale Date: 24/06/2017

Distance from Property: 390m

This report has been compiled on 11/07/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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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

3/14-16 MORRIS STREET, TOOTGAROOK, VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$430,000 to \$460,000

Median sale price

Median price

\$343,500

House

Unit

X

Suburb

TOOTGAROOK

Period

01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
31 KINGFISHER AVE, CAPEL SOUND, VIC 3940	\$420,000	19/02/2017
2/1 RICHARDSON ST, RYE, VIC 3941	*\$460,000	10/06/2017
2/47 RONALD ST, TOOTGAROOK, VIC 3941	*\$455,000	24/06/2017