

STATEMENT OF INFORMATION

37 RUSSELL STREET, TOOTGAROOK, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 RUSSELL STREET, TOOTGAROOK, VIC  3  1  -

Indicative Selling Price

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

Price Range: **\$630,000 to \$690,000**

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$538,500

01 October 2016 to 30 September 2017

Provided by:  pricefinder

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.



26 KEITH ST, TOOTGAROOK, VIC 3941

 3  2  2

Sale Price

***\$658,000**

Sale Date: 26/08/2017

Distance from Property: 390m



16 RAYMOND ST, TOOTGAROOK, VIC

 3  1  2

Sale Price

\$560,000

Sale Date: 12/08/2017

Distance from Property: 240m



15 GUEST ST, TOOTGAROOK, VIC 3941

 3  2  1

Sale Price

Price Withheld

Sale Date: 20/07/2017

Distance from Property: 577m



This report has been compiled on 06/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - www.pricefinder.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

37 RUSSELL STREET, TOOTGAROOK, VIC 3941

Indicative selling price

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Price Range: \$630,000 to \$690,000

Median sale price

Median price

\$538,500

House

Unit

Suburb

TOOTGAROOK

Period

01 October 2016 to 30 September 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
26 KEITH ST, TOOTGAROOK, VIC 3941	*\$658,000	26/08/2017
16 RAYMOND ST, TOOTGAROOK, VIC 3941	\$560,000	12/08/2017
15 GUEST ST, TOOTGAROOK, VIC 3941	Price Withheld	20/07/2017