# STATEMENT OF INFORMATION

49A BRIGHTS DRIVE, TOOTGAROOK, VIC 3941 PREPARED BY BRIGGS SHAW REAL ESTATE



### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



# **MEDIAN SALE PRICE**



## **TOOTGAROOK, VIC, 3941**

Suburb Median Sale Price (House)

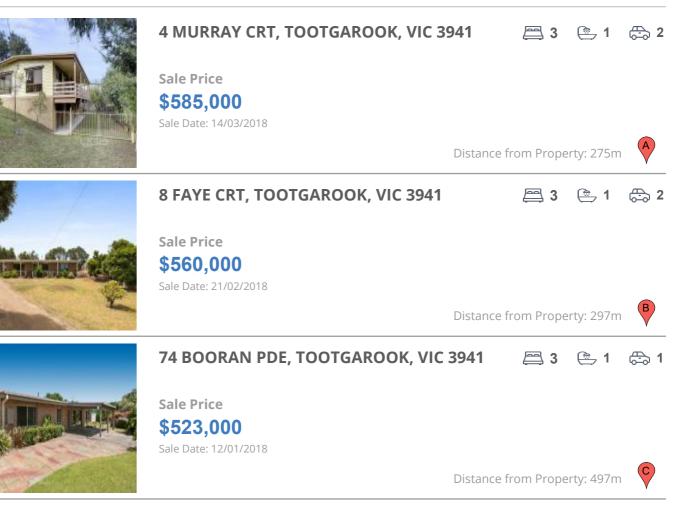
\$651,500

01 October 2017 to 31 March 2018

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.



This report has been compiled on 20/06/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - 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 49A BRIGHTS DRIVE, TOOTGAROOK, VIC 3941

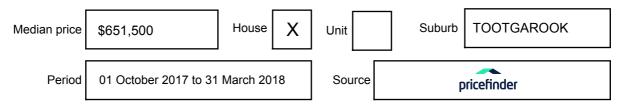
### Indicative selling price

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

Price Range:

\$530,000 to \$580,000

#### Median sale price



### **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
4 MURRAY CRT, TOOTGAROOK, VIC 3941	\$585,000	14/03/2018
8 FAYE CRT, TOOTGAROOK, VIC 3941	\$560,000	21/02/2018
74 BOORAN PDE, TOOTGAROOK, VIC 3941	\$523,000	12/01/2018