



Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Vincent Street,
TOOTGAROOK 3941

House



3 beds



1 baths



1 parking

Indicative selling price

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

Range \$520,000 - \$570,000

Median sale price

Median **House** for **T O O T G A R O O K** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$612,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

124 Truemans Road,
Tootgarook 3941

Price **\$500,000** Sold 11
December 2017

103 Swans Way,
Capel Sound 3940

Price **\$538,000** Sold 07
August 2017

118 Truemans Road,
Tootgarook 3941

Price **\$590,000** Sold 30
October 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Rye

1/2353 Point Nepean Road,
Rye VIC 3941

Contact agents

 **Peter Racovolis**
Ray White

0417117447

peter.racovolis@raywhite.com

RayWhite