



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 37 Leonard Street, TOOTGAROOK 3941

House



3 beds



1 baths



3 parking

### Indicative selling price

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

## Range \$580,000 - \$610,000

### Median sale price

Median **House** for **T O O T G A R O O K** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

## \$647,500

### Comparable property sales

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

**48 Marshall Street,**  
Rye 3941

Price **\$610,000** Sold 28 May  
2018

**4 Murray Court,**  
Tootgarook 3941

Price **\$585,000** Sold 14  
March 2018

**14 Como Avenue,**  
Rye 3941

Price **\$595,000** Sold 14  
December 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



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