

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



116 Highbury Road, Tootgarook, VIC  4  2  7

Indicative Selling Price

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

Price Range: 710,000 to 780,000

Provided by: Robert Magnano, eview Group Southern Peninsula

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$537,500

01 April 2017 to 30 June 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.



104 Highbury Rd, Tootgarook, VIC 3941  3  2  2

Sale Price

***\$740,000**

Sale Date: 14/07/2017

Distance from Property: 150m



20 Kuringai Rd, Tootgarook, VIC 3941  3  2  2

Sale Price

\$737,000

Sale Date: 20/04/2017

Distance from Property: 791m



12 Currumbin Ct, Tootgarook, VIC 3941  4  3  2

Sale Price

\$737,500

Sale Date: 17/02/2017

Distance from Property: 884m



This report has been compiled on 21/09/2017 by eview Group Southern Peninsula. 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

116 Highbury Road, Tootgarook, VIC 3941

Indicative selling price

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

Price Range:

710,000 to 780,000

Median sale price

Median price

\$537,500

House

X

Unit


Suburb

Tootgarook

Period

01 April 2017 to 30 June 2017

Source



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
104 Highbury Rd, Tootgarook, VIC 3941	*\$740,000	14/07/2017
20 Kuringai Rd, Tootgarook, VIC 3941	\$737,000	20/04/2017
12 Currumbin Ct, Tootgarook, VIC 3941	\$737,500	17/02/2017