



STATEMENT OF INFORMATION

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House Offered for Sale

115 John Street Tootgarook VIC 3941

3 1 1

Indicative Selling Price

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

Range between \$490,000 & \$540,000

Median Sale Price

\$478,500 Houses in Tootgarook between May 2016 - Apr 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



63 Keith Street Tootgarook VIC 3941

3 1 3

Sold Price **\$600,000** Sold Date **08-Apr-17**

Distance **0.63km**



23 Pratt Street Tootgarook VIC 3941

2 1 1

Sold Price **\$545,000** Sold Date **15-Apr-17**

Distance **0.34km**



34 John Street Tootgarook VIC 3941

3 1 2

Sold Price **\$403,000** Sold Date **05-Dec-16**

Distance **0.81km**

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