

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 8 Booran Parade, Tootgarook 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$430,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$238,500

*House

*Unit

Suburb Tootgarook

Period - From June 2016

to May 2017

Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
1. 107 Brights Drive, Rye 3941	\$350,000	19/6/17
2. 25 Plain Street, Tootgarook 3941	\$469,500	21/2/17
3. 85 Broadway, Capel Sound 3940	\$406,000	19/2/17

Please note that this property is Vacant Land.