

## STATEMENT OF INFORMATION

63 RAYMOND STREET, TOOTGAROOK, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**63 RAYMOND STREET, TOOTGAROOK,**

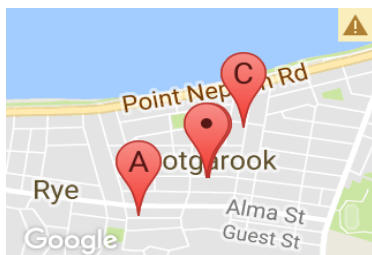
3 1 2

### Indicative Selling Price

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

Price Range: **\$675,000 to \$725,000**

## MEDIAN SALE PRICE



**TOOTGAROOK, VIC, 3941**

Suburb Median Sale Price (House)

**\$565,000**

01 January 2017 to 31 December 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.



**32 ACHERON AVE, TOOTGAROOK, VIC 3941**

3 1 2

### Sale Price

**\*\$663,000**

Sale Date: 02/12/2017

Distance from Property: 513m



**61 RAYMOND ST, TOOTGAROOK, VIC 3941**

3 1 3

### Sale Price

**\$653,000**

Sale Date: 20/10/2017

Distance from Property: 14m



**26 KEITH ST, TOOTGAROOK, VIC 3941**

3 2 2

### Sale Price

**\*\$658,000**

Sale Date: 26/08/2017

Distance from Property: 431m



This report has been compiled on 01/02/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

63 RAYMOND STREET, TOOTGAROOK, VIC 3941

Indicative selling price

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Price Range:

\$675,000 to \$725,000

Median sale price

Median price

\$565,000

House

X

Unit


Suburb

TOOTGAROOK

Period

01 January 2017 to 31 December 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
32 ACHERON AVE, TOOTGAROOK, VIC 3941	*\$663,000	02/12/2017
61 RAYMOND ST, TOOTGAROOK, VIC 3941	\$653,000	20/10/2017
26 KEITH ST, TOOTGAROOK, VIC 3941	*\$658,000	26/08/2017