

STATEMENT OF INFORMATION

4 KEVIN STREET, TOOTGAROOK, VIC 3941

PREPARED BY ROBERT MAGNANO, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 KEVIN STREET, TOOTGAROOK, VIC 3941  3  2  2

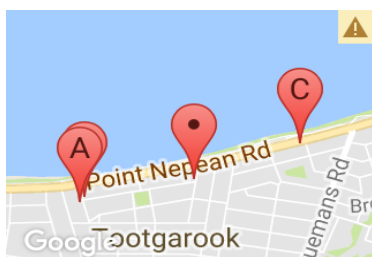
Indicative Selling Price

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

Price Range: \$800,000 to \$880,000

Provided by: Fiona Ash, eview Group Southern Peninsula

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$537,000

01 October 2016 to 30 September 2017

Provided by: 

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.



8 LAURA ST, TOOTGAROOK, VIC 3941  3  1  -

Sale Price

***\$800,000**

Sale Date: 02/09/2017

Distance from Property: 752m



3 LAURA ST, TOOTGAROOK, VIC 3941  3  2  1

Sale Price

***\$807,000**

Sale Date: 03/06/2017

Distance from Property: 723m



1863 POINT NEPEAN RD, TOOTGAROOK, VIC  3  1  1

Sale Price

\$870,000

Sale Date: 02/06/2017

Distance from Property: 734m



This report has been compiled on 02/10/2017 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

4 KEVIN STREET, TOOTGAROOK, VIC 3941

Indicative selling price

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Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$537,000

House

X

Unit

Suburb

TOOTGAROOK

Period

01 October 2016 to 30 September 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 |
|--|------------|--------------|
| 8 LAURA ST, TOOTGAROOK, VIC 3941 | *\$800,000 | 02/09/2017 |
| 3 LAURA ST, TOOTGAROOK, VIC 3941 | *\$807,000 | 03/06/2017 |
| 1863 POINT NEPEAN RD, TOOTGAROOK, VIC 3941 | \$870,000 | 02/06/2017 |