



Darren Sadler

M 0448947622

E darren.sadler@granger.com.au

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

15 Leonard Street Tootgarook VIC 3941

3 - -

Indicative Selling Price

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

Range between \$800,000 & \$850,000

Median Sale Price

\$640,000 Houses in Tootgarook between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

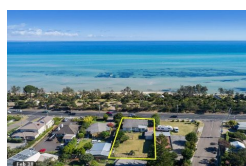
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5 Laura Street Tootgarook VIC 3941 Sold Price **\$851,000** Sold Date **14-Jul-18**

3 1 2

Distance **0.13km**



1943 Point Nepean Road Tootgarook VIC 3941 Sold Price **\$921,000** Sold Date **09-May-18**

5 1 -

Distance **0.95km**



88 Morris Street Tootgarook VIC 3941 Sold Price **\$710,000** Sold Date **21-Mar-18**

3 1 2

Distance **0.99km**

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