

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



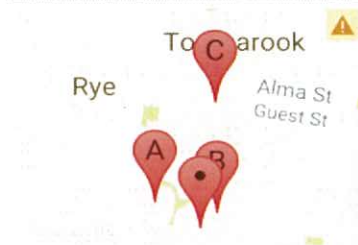
**71 BOORAN PARADE, TOOTGAROOK, VIC** 4 2 2

### Indicative Selling Price

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

Price Range: **\$470,000 to \$517,000**

## MEDIAN SALE PRICE



**TOOTGAROOK, VIC, 3941**

Suburb Median Sale Price (House)

**\$535,000**

01 January 2017 to 30 June 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.



**14 PEARL CRT, TOOTGAROOK, VIC 3941** 4 2 2

Sale Price

**\*\$540,000**

Sale Date: 10/04/2017

Distance from Property: 359m



**61 BOORAN PDE, TOOTGAROOK, VIC 3941** 4 2 1

Sale Price

**\$461,000**

Sale Date: 05/02/2017

Distance from Property: 155m



**65 PLAIN ST, TOOTGAROOK, VIC 3941** 4 2 4

Sale Price

**\$537,000**

Sale Date: 23/01/2017

Distance from Property: 941m



This report has been compiled on 13/07/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [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

71 BOORAN PARADE, TOOTGAROOK, VIC 3941

### Indicative selling price

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

Price Range:

\$470,000 to \$517,000

### Median sale price

Median price

\$535,000

House

X

Unit


Suburb

TOOTGAROOK

Period

01 January 2017 to 30 June 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
14 PEARL CRT, TOOTGAROOK, VIC 3941	*\$540,000	10/04/2017
61 BOORAN PDE, TOOTGAROOK, VIC 3941	\$461,000	05/02/2017
65 PLAIN ST, TOOTGAROOK, VIC 3941	\$537,000	23/01/2017