

RT Edgar

STATEMENT OF INFORMATION

21 March 2019

Property offered for sale

27 Kareela Drive, Tootgarook 3941

Indicative selling price

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

Range
between

\$895,000

&

\$950,000

Median sale price

Median price	\$640,000	House	X	Unit	Suburb	Tootgarook 3941
Period - From	September 2017	to	August 2018	Source	RP Data	

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 17 Kareela Drive, Tootgarook	\$980,000	January 2018
2 46 Maine Street, Tootgarook	\$915,000	May 2018
3 8 McAlpin Street, Tootgarook	\$1,035,000	March 2018