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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

45 Bella Vista Drive Tootgarook VIC 3941

3 2 2

Indicative Selling Price

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

Range between \$690,000 & \$750,000

Median Sale Price

\$608,500 Houses in Tootgarook between 01 Jan 2018 - 31 Dec 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.



14 Vellvue Avenue Tootgarook VIC 3941	Sold Price	\$680,000	Sold Date	03-Nov-18
3 1 2			Distance	0.36km



49 Waratah Street Rye VIC 3941	Sold Price	\$750,000	Sold Date	10-Jan-19
3 2 1			Distance	0.99km



70 Valley Drive Rye VIC 3941	Sold Price	\$770,000	Sold Date	19-Oct-18
5 2 2			Distance	1.72km

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