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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

38 Leonard Street Tootgarook VIC 3941

 -  3  1

Indicative Selling Price

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

Range between \$1,250,000 & \$1,350,000

Median Sale Price

\$585,000 Houses in Tootgarook between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.



8 Richardson Street Rye VIC 3941 Sold Price ^{RS} **\$1,225,000** Sold Date **30-May-19**

 3  2  2

Distance **0.43km**



25 Plain Street Tootgarook VIC 3941 Sold Price **\$1,245,000** Sold Date **08-Feb-19**

 4  2  2

Distance **0.57km**



32 Bethany Close Rye VIC 3941 Sold Price ^{RS} **\$1,520,000** ^{UN} Sold Date **26-Feb-19**

 4  4  4

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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