

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 LEONARD STREET, TOOTGAROOK, VIC  4  2  2

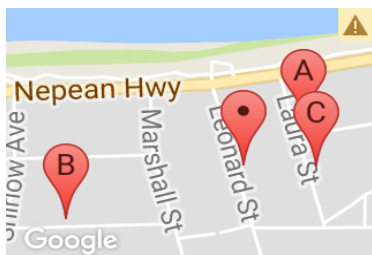
Indicative Selling Price

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

Price Range: **830,000 to 915,000**

Provided by: Robert Magnano, eview Group Southern Peninsula

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$542,250

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.



3 LAURA ST, TOOTGAROOK, VIC 3941  3  2  1

Sale Price

***\$807,000**

Sale Date: 03/06/2017

Distance from Property: 122m



1/12 BLAKISTON GR, RYE, VIC 3941  3  4  12

Sale Price

\$1,100,000

Sale Date: 20/05/2017

Distance from Property: 304m



9 LAURA ST, TOOTGAROOK, VIC 3941  3  1  1

Sale Price

\$745,000

Sale Date: 16/04/2017

Distance from Property: 117m



This report has been compiled on 28/08/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - 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

9 LEONARD STREET, TOOTGAROOK, VIC 3941

Indicative selling price

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

Price Range:

830,000 to 915,000

Median sale price

Median price

\$542,250

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
3 LAURA ST, TOOTGAROOK, VIC 3941	*\$807,000	03/06/2017
1/12 BLAKISTON GR, RYE, VIC 3941	\$1,100,000	20/05/2017
9 LAURA ST, TOOTGAROOK, VIC 3941	\$745,000	16/04/2017