



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Vellvue Avenue Tootgarook VIC 3941

4 1 2

Indicative Selling Price

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

Single Price \$470,000

Median Sale Price

\$575,000 Houses in Tootgarook between 01 Jul 2018 - 30 Jun 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.



18 Mathis Avenue Tootgarook VIC 3941

3 1 2

Sold Price

\$430,000

Sold Date

09-Mar-19

Distance

0.67km



119 Guest Street Tootgarook VIC 3941

3 1 2

Sold Price

\$510,000

Sold Date

01-Jun-19

Distance

0.28km



59 Bona Street Tootgarook VIC 3941

2 2 2

Sold Price

\$485,000

Sold Date

15-Apr-19

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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