

# RT Edgar

## STATEMENT OF INFORMATION

26 October 2017

### Property offered for sale

17 Kareela Drive, Tootgarook 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$900,000 | & | \$990,000 |
|---------------|-----------|---|-----------|

### Median sale price

|               |              |       |                |        |            |                     |
|---------------|--------------|-------|----------------|--------|------------|---------------------|
| Median price  | \$563,000    | House | X              | Unit   | Suburb     | Tootgarook Vic 3941 |
| Period - From | October 2016 | to    | September 2017 | Source | Core Logic |                     |

### Comparable property sales

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 9 Leonard Street, Tootgarook       | \$910,000 | October 2017   |
| 2 13 Roblyn Crescent, Tootgarook     | \$805,000 | September 2017 |
| 3 1863 Point Nepean Road, Tootgarook | \$870,000 | June 2017      |