

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



91 ALMA STREET, TOOTGAROOK, VIC

2 1 -

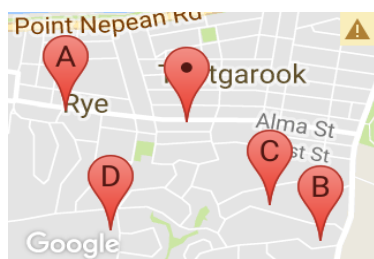
Indicative Selling Price

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

Price Range: \$380,000 to \$418,000

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$615,000

01 April 2017 to 31 March 2018

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.



53 FIELD ST, RYE, VIC 3941

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Sale Price

\$430,462

Sale Date: 05/12/2017

Distance from Property: 787m



8 BOORAN PDE, TOOTGAROOK, VIC 3941

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Sale Price

\$410,000

Sale Date: 12/12/2017

Distance from Property: 1.2km



20 COWRIE CRT, TOOTGAROOK, VIC 3941

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Sale Price

\$430,000

Sale Date: 27/02/2018

Distance from Property: 803m



This report has been compiled on 30/05/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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5 COMO AVE, RYE, VIC 3941



Sale Price

\$425,550

Sale Date: 16/12/2017

Distance from Property: 916m



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

91 ALMA STREET, TOOTGAROOK, VIC 3941

Indicative selling price

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

Price Range:

\$380,000 to \$418,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

TOOTGAROOK

Period

01 April 2017 to 31 March 2018

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
53 FIELD ST, RYE, VIC 3941	\$430,462	05/12/2017
8 BOORAN PDE, TOOTGAROOK, VIC 3941	\$410,000	12/12/2017
20 COWRIE CRT, TOOTGAROOK, VIC 3941	\$430,000	27/02/2018
5 COMO AVE, RYE, VIC 3941	\$425,550	16/12/2017