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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Bienias Crescent Tootgarook VIC 3941

 3  2  2

## Indicative Selling Price

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

Range between \$510,000 & \$550,000













## Median Sale Price

\$562,000 Houses in Tootgarook between 01 Aug 2018 - 31 Jul 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.

	<b>82 Guest Street Tootgarook VIC 3941</b>	Sold Price	<b>\$530,000</b>	Sold Date	<b>12-Mar-19</b>
	 2  1  1			Distance	<b>0.72km</b>
	<b>55 Alma Street Tootgarook VIC 3941</b>	Sold Price <sup>RS</sup>	<b>\$510,000</b>	Sold Date	<b>03-Aug-19</b>
	 3  1  1			Distance	<b>0.84km</b>
	<b>44 Alma Street Tootgarook VIC 3941</b>	Sold Price	<b>\$580,000</b>	Sold Date	<b>09-Mar-19</b>
	 3  2  2			Distance	<b>0.94km</b>

RS = Recent sale

UN = Undisclosed Sale

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