

STATEMENT OF INFORMATION

14 MATHIS AVENUE, TOOTGAROOK, VIC 3941

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 MATHIS AVENUE, TOOTGAROOK, VIC

3 1 2

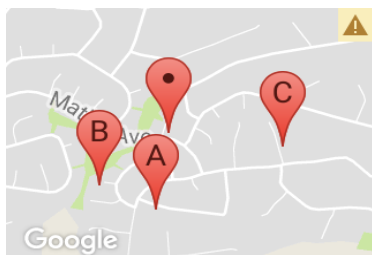
Indicative Selling Price

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

Price Range: \$545,000 to \$595,000

Provided by: Micheal Christodoulou, Prentice Real Estate Rye

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$620,000

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.



33 FLEUR AVE, TOOTGAROOK, VIC 3941

3 1 2

Sale Price

\$580,000

Sale Date: 08/03/2018

Distance from Property: 277m



12 PENN CRT, TOOTGAROOK, VIC 3941

4 2 2

Sale Price

***\$590,000**

Sale Date: 29/12/2017

Distance from Property: 291m



6 BAMBRA CRT, TOOTGAROOK, VIC 3941

1 1 2

Sale Price

\$650,000

Sale Date: 03/02/2018

Distance from Property: 375m



This report has been compiled on 20/06/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - 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

14 MATHIS AVENUE, TOOTGAROOK, VIC 3941

Indicative selling price

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

Price Range:

\$545,000 to \$595,000

Median sale price

Median price

\$620,000

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
33 FLEUR AVE, TOOTGAROOK, VIC 3941	\$580,000	08/03/2018
12 PENN CRT, TOOTGAROOK, VIC 3941	*\$590,000	29/12/2017
6 BAMBRA CRT, TOOTGAROOK, VIC 3941	\$650,000	03/02/2018