

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 FLEUR AVENUE, TOOTGAROOK, VIC**

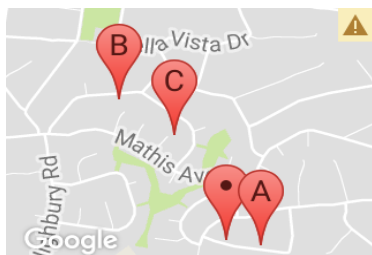
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**Indicative Selling Price**

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

**Price Range: \$490,000 to \$530,000**

## MEDIAN SALE PRICE



**TOOTGAROOK, VIC, 3941**

Suburb Median Sale Price (House)

**\$515,000**

01 July 2016 to 30 June 2017

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.



**18 FLEUR AVE, TOOTGAROOK, VIC 3941**

3 1 3

**Sale Price**

**\*\$495,000**

Sale Date: 01/08/2017

Distance from Property: 111m



**53 BRIGHTS DR, TOOTGAROOK, VIC 3941**

3 1 1

**Sale Price**

**\$532,500**

Sale Date: 06/06/2017

Distance from Property: 611m



**8 JILBA CRT, TOOTGAROOK, VIC 3941**

4 1 3

**Sale Price**

**\$510,000**

Sale Date: 16/04/2017

Distance from Property: 411m



This report has been compiled on 09/08/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

32 FLEUR AVENUE, TOOTGAROOK, VIC 3941

Indicative selling price

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Price Range:

\$490,000 to \$530,000

Median sale price

Median price

\$515,000

House

X

Unit


Suburb

TOOTGAROOK

Period

01 July 2016 to 30 June 2017

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
18 FLEUR AVE, TOOTGAROOK, VIC 3941	*\$495,000	01/08/2017
53 BRIGHTS DR, TOOTGAROOK, VIC 3941	\$532,500	06/06/2017
8 JILBA CRT, TOOTGAROOK, VIC 3941	\$510,000	16/04/2017