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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

31 Morris Street Tootgarook VIC 3941

3 1 1

Indicative Selling Price

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

Range between \$480,000 & \$510,000

Median Sale Price

\$575,000 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.



8 Innes Court Tootgarook VIC 3941 Sold Price **\$451,000^{UN}** Sold Date **04-Jul-19**
 3 1 1 Distance **1.28km**



55 Alma Street Tootgarook VIC 3941 Sold Price^{RS} **\$510,000** Sold Date **03-Aug-19**
 3 1 1 Distance **0.55km**



119 Guest Street Tootgarook VIC 3941 Sold Price **\$510,000** Sold Date **28-May-19**
 2 1 2 Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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