



## STATEMENT OF INFORMATION

Prepared on 31 July 2017

Sheree Hay

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E Shay@ypa.com.au

### House Offered for Sale

26 Keith Street 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 \$600,000 & \$650,000

### Median Sale Price

\$498,000 Houses in Tootgarook between Jul 2016 - Jun 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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>28 Bona Street Tootgarook VIC 3941</b>	<b>Sold Price</b>	<b>\$650,000</b>	<b>Sold Date</b>	<b>20-Feb-17</b>
-  -  -			<b>Distance</b>	<b>0.36km</b>



<b>63 Keith Street Tootgarook VIC 3941</b>	<b>Sold Price</b>	<b>\$600,000</b>	<b>Sold Date</b>	<b>19-Mar-17</b>
3  1  3			<b>Distance</b>	<b>0.4km</b>



<b>16 Kareela Drive Tootgarook VIC 3941</b>	<b>Sold Price</b>	<b>\$650,000</b>	<b>Sold Date</b>	<b>14-Mar-17</b>
4  2  2			<b>Distance</b>	<b>0.98km</b>

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<b>3 Romney Avenue Tootgarook VIC 3941</b>	<b>Sold Price</b>	<b>\$640,000</b>	<b>Sold Date</b>	<b>02-Feb-17</b>
3  1  -			<b>Distance</b>	<b>0.41km</b>



<b>26 Kareela Drive Tootgarook VIC 3941</b>	<b>Sold Price</b>	<b>\$640,000</b>	<b>Sold Date</b>	<b>08-Apr-17</b>
3  2  2			<b>Distance</b>	<b>0.98km</b>

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