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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2/40-42 Ronald Street Tootgarook VIC 3941

3 1 1

Indicative Selling Price

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

Range between \$440,000 & \$470,000

Median Sale Price

\$587,500 Houses in Tootgarook between 01 Apr 2018 - 31 Mar 2019

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.

3/31 Keith Street Tootgarook VIC 3941		Sold Price	\$470,000	Sold Date	24-Nov-18
2 1 1				Distance	0.23km
	1/31 Keith Street Tootgarook VIC 3941	Sold Price	\$411,000	Sold Date	18-Nov-18
	2 1 1			Distance	0.26km
	1/17 The Glen Rye VIC 3941	Sold Price	\$465,000	Sold Date	29-Oct-18
	2 1 2			Distance	1.46km

RS = Recent sale UN = Undisclosed Sale

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