



STATEMENT OF INFORMATION

Prepared on 20 June 2017

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House Offered for Sale

5/17 Burdett Street Tootgarook VIC 3941

3 2 2

Indicative Selling Price

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

Range between \$600 & \$650

Median Sale Price

\$483,750 Houses in Tootgarook between Jun 2016 - May 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.



**17 Williamson Street Tootgarook
VIC 3941**

3 2 2

Sold Price **\$675,000** Sold Date **12-Dec-16**

Distance **1.05km**



**100 Raymond Street Tootgarook
VIC 3941**

4 2 2

Sold Price **\$686,000** Sold Date **22-Oct-16**

Distance **1.47km**



**104 Morris Street Tootgarook VIC
3941**

4 2 2

Sold Price **\$655,000** Sold Date **29-May-17**

Distance **1.23km**

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