

RT Edgar

STATEMENT OF INFORMATION

22 August 2018

Property offered for sale

85 John Street, Tootgarook 3941

Indicative selling price

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

	Range between	\$440,000	&	\$480,000
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Median sale price

Median price	\$630,000	House	X	Unit		Suburb	Tootgarook 3941
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Period - From	June 2017	to	May 2018	Source	RP Data
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Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Rye) estate agent and Cameron Gulliford consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6 Monte Vista Court, Rye	\$500,000	April 2018
2 55 Alma Street, Tootgarook	\$446,007	April 2018
3 64 Plain Street, Tootgarook	\$480,000	April 2018