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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

63 Bella Vista Drive Tootgarook VIC 3941

4 3 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$965,000 & \$995,000

### 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.

	<b>2 Debra Court Tootgarook VIC 3941</b>	Sold Price	<b>\$985,000</b>	Sold Date	<b>08-Apr-19</b>
6  4  3				Distance	<b>0.08km</b>
	<b>1 Leonard Street Tootgarook VIC 3941</b>	Sold Price	<b>\$940,000</b>	Sold Date	<b>24-Nov-18</b>
5  3  2				Distance	<b>0.99km</b>
	<b>16 Avocet Court Tootgarook VIC 3941</b>	Sold Price	<b>\$1,000,000</b>	Sold Date	<b>08-Oct-18</b>
4  2  2				Distance	<b>1.01km</b>

RS = Recent sale

UN = Undisclosed Sale

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