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## STATEMENT OF INFORMATION

Prepared on 16 Oct 2018

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

1 Leonard Street Tootgarook VIC 3941

5 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 \$850,000 & \$920,000

### Median Sale Price

\$627,500 Houses in Tootgarook between 01 Oct 2017 - 30 Sep 2018

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>5 Laura Street Tootgarook VIC 3941</b>	Sold Price	<b>\$851,000</b>	Sold Date	<b>14-Jul-18</b>
3  1  2			Distance	<b>0.13km</b>



<b>46 Maine Street Tootgarook VIC 3941</b>	Sold Price	<b>\$915,000</b>	Sold Date	<b>28-May-18</b>
3  2  1			Distance	<b>0.22km</b>



<b>33 Maine Street Tootgarook VIC 3941</b>	Sold Price	<b>\$1,250,000</b>	Sold Date	<b>08-Sep-18</b>
4  2  2			Distance	<b>0.34km</b>

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