

### HOUSE Offered for Sale

18 Mathis Avenue Tootgarook VIC 3941

 3  1  2

### Indicative Selling Price

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

Range between \$420,000 & \$460,000

### Median Sale Price

\$608,500 Houses in Tootgarook between 01 Feb 2018 - 31 Jan 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.



**87 Alma Street Tootgarook VIC 3941**

 3  1  1

Sold Price **\$480,000** Sold Date **13-Sep-18**

Distance **0.73km**



**85 John Street Tootgarook VIC 3941**

 2  1  1

Sold Price **\$448,000** Sold Date **29-Aug-18**

Distance **0.84km**



**92 Morris Street Tootgarook VIC 3941**

 2  1  2

Sold Price **\$460,000** Sold Date **28-Oct-18**

Distance **0.89km**

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