

# STATEMENT OF INFORMATION

37 RUSSELL STREET, TOOTGAROOK, VIC 3941 PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 37 RUSSELL STREET, TOOTGAROOK, VIC 🕮 3 🕒 1







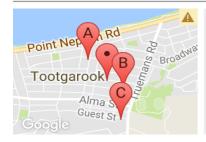
**Indicative Selling Price** 

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

**Price Range:** 

\$630,000 to \$690,000

#### MEDIAN SALE PRICE



# TOOTGAROOK, VIC, 3941

**Suburb Median Sale Price (House)** 

\$538,500

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 26 KEITH ST, TOOTGAROOK, VIC 3941







Sale Price

\*\$658,000

Sale Date: 26/08/2017

Distance from Property: 390m





#### 16 RAYMOND ST, TOOTGAROOK, VIC









**Sale Price** 

\$560,000

Sale Date: 12/08/2017

Distance from Property: 240m





15 GUEST ST, TOOTGAROOK, VIC 3941







**Sale Price** 

**Price Withheld** 

Sale Date: 20/07/2017

Distance from Property: 577m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	37 RUSSELL STREET, TOOTGAROOK, VIC 3941
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#### Indicative selling price

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

Price Range: \$630,000 to \$690,000

### Median sale price

Median price	\$538,500	House X	Unit	Suburb	TOOTGAROOK	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
26 KEITH ST, TOOTGAROOK, VIC 3941	*\$658,000	26/08/2017
16 RAYMOND ST, TOOTGAROOK, VIC 3941	\$560,000	12/08/2017
15 GUEST ST, TOOTGAROOK, VIC 3941	Price Withheld	20/07/2017

