

P 03 5985 2600

## House Offered for Sale

2033 Point Nepean Road Tootgarook VIC 3941

 3  1  1

## Indicative Selling Price

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

Range between \$790,000 & \$865,000

## Median Sale Price


\$498,000 Houses in Tootgarook between Aug 2016 - Jul 2017

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.






**3 Laura Street Tootgarook VIC 3941** Sold Price **\$807,000** Sold Date **03-Jun-17**  
 3  2  1 Distance **0.09km**



**1997 Point Nepean Road Tootgarook VIC 3941** Sold Price **\$875,000** Sold Date **18-Feb-17**  
 3  2  3 Distance **0.37km**



**1977 Point Nepean Road Tootgarook VIC 3941** Sold Price **\$1,100,000** Sold Date **30-Mar-17**  
 3  3  1 Distance **0.54km**

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