

# RT Edgar

## STATEMENT OF INFORMATION

9 February 2018

### Property offered for sale

84 Russell Street, Tootgarook 3941

### Indicative selling price

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

	Range between	\$590,000	&	\$649,000
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### Median sale price

Median price	\$565,000	House	X	Unit		Suburb	Tootgarook 3941
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Period - From	October 2017	to	February 2018	Source	Core Logic
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### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Rye) estate agent and Cameron Gulliford consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 32 Acheron Avenue, Tootgarook	\$663,000	2/12/2017
2 73 Highbury Road, Tootgarook	\$620,000	18/11/2017
3 37 Russell Street, Tootgarook	\$660,000	30/10/2017