

RT Edgar

STATEMENT OF INFORMATION

13 December 2017

Property offered for sale

12 Penn Court, Tootgarook 3941

Indicative selling price

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

	Range between	\$575,000	&	\$625,000
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Median sale price

Median price	\$691,250	House	X	Unit		Suburb	Tootgarook 3941
Period - From	September 2016	to	August 2017			Source	Core Logic

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 Michael Kivlighon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18 Bienias Crescent, Tootgarook	\$605,000	July 2017
2 29 Fleur Avenue, Tootgarook	\$625,000	August 2017
3 16 Lancia Drive, Tootgarook	\$599,000	June 2017