

STATEMENT OF INFORMATION

21 VINCENT STREET, TOOTGAROOK, VIC 3941

PREPARED BY JAY FURNISS, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 VINCENT STREET, TOOTGAROOK, VIC  3  1  1

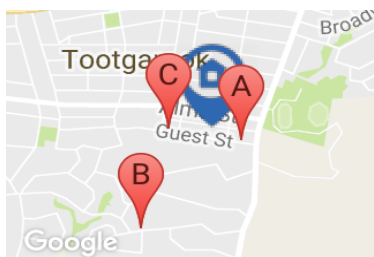
Indicative Selling Price

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

\$420,000 to \$460,000

Provided by: Jay Furniss, eview Group Southern Peninsula

SUBURB MEDIAN



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$495,000

01 October 2016 to 31 March 2017

Provided by: 

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.



6 GUEST ST, TOOTGAROOK, VIC 3941  3  1  1

Sale Price

***\$440,000**

Sale Date: 29/04/2017

Distance from Property: 207m



52 BOORAN PDE, TOOTGAROOK, VIC 3941  3  1  2

Sale Price

\$425,000

Sale Date: 19/11/2016

Distance from Property: 853m



44 GUEST ST, TOOTGAROOK, VIC 3941  3  1  4

Sale Price

***\$482,500**

Sale Date: 11/03/2017

Distance from Property: 285m



This report has been compiled on 18/05/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

21 VINCENT STREET, TOOTGAROOK, VIC 3941

Indicative selling price

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

Single Price / Range

\$420,000 to \$460,000

Median sale price

Median price

\$495,000

House

X

Unit


Suburb

TOOTGAROOK

Period

01 October 2016 to 31 March 2017

Source



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
6 GUEST ST, TOOTGAROOK, VIC 3941	*\$440,000	29/04/2017
52 BOORAN PDE, TOOTGAROOK, VIC 3941	\$425,000	19/11/2016
44 GUEST ST, TOOTGAROOK, VIC 3941	*\$482,500	11/03/2017