

## 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

7 PLAIN STREET, TOOTGAROOK, VIC 3941

### Indicative selling price

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

Price Range: \$1,350,000 to \$1,450,000

### Median sale price

Median price

\$545,000

House

X

Unit

Suburb

TOOTGAROOK

Period

01 October 2016 to 30 September 2017

Source

 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
40 MAINE ST, TOOTGAROOK, VIC 3941	\$1,425,000	11/03/2016
2 BLAKISTON GR, RYE, VIC 3941	*\$1,340,000	10/11/2017
2057 POINT NEPEAN RD, RYE, VIC 3941	\$1,240,000	06/10/2015