

STATEMENT OF INFORMATION

61 RAYMOND STREET, TOOTGAROOK, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 RAYMOND STREET, TOOTGAROOK,

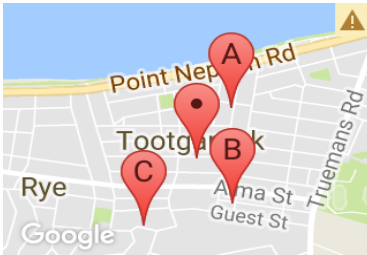
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Indicative Selling Price

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

Price Range: 620,000 to 660,000

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$541,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



26 KEITH ST, TOOTGAROOK, VIC 3941

3 2 2

Sale Price

***\$658,000**

Sale Date: 26/08/2017

Distance from Property: 423m



104 MORRIS ST, TOOTGAROOK, VIC 3941

3 2 2

Sale Price

\$655,000

Sale Date: 01/05/2017

Distance from Property: 398m



42 BELLA VISTA DR, TOOTGAROOK, VIC 3941

4 3 2

Sale Price

***\$785,000**

Sale Date: 05/09/2017

Distance from Property: 586m



This report has been compiled on 12/10/2017 by Prentice Real Estate Rye. 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

61 RAYMOND STREET, TOOTGAROOK, VIC 3941

Indicative selling price

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

Price Range: 620,000 to 660,000

Median sale price

Median price \$541,000

House

Unit

Suburb

TOOTGAROOK

Period

01 October 2016 to 30 September 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
26 KEITH ST, TOOTGAROOK, VIC 3941	*\$658,000	26/08/2017
104 MORRIS ST, TOOTGAROOK, VIC 3941	\$655,000	01/05/2017
42 BELLA VISTA DR, TOOTGAROOK, VIC 3941	*\$785,000	05/09/2017