

Michelle Cook

P 0359889095

M 0481148286

E mcook@hockingstuart.com.au

### HOUSE Offered for Sale

131 Highbury Road Tootgarook VIC 3941

 4  3  2

### Indicative Selling Price

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

Range between \$800,000 & \$880,000

### Median Sale Price

\$590,000 Houses in Tootgarook between Mar 2017 - Feb 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2 Russell Street Tootgarook VIC 3941**

 3  2  2

Sold Price **\$835,000** Sold Date **25-Jan-18**

Distance **1.6km**



**35 Kuringai Road Tootgarook VIC 3941**

 4  2  2

Sold Price **\$815,000** Sold Date **01-Dec-17**

Distance **0.48km**



**13 Roblyn Crescent Tootgarook VIC 3941**

 3  2  2

Sold Price **\$805,000** Sold Date **20-Sep-17**

Distance **0.83km**

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