

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 BIENIAS CRESCENT, TOOTGAROOK,

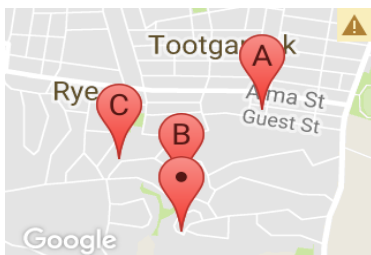
 3  1  1

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

MEDIAN SALE PRICE



TOOTGAROOK, VIC, 3941

Suburb Median Sale Price (House)

\$535,000

01 July 2016 to 30 June 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.



106 MORRIS ST, TOOTGAROOK, VIC 3941

 3  1  2

Sale Price

\$550,500

Sale Date: 01/04/2017

Distance from Property: 1km



24 BRIGHTS DR, TOOTGAROOK, VIC 3941

 3  2  -

Sale Price

\$515,000

Sale Date: 25/03/2017

Distance from Property: 306m



64 BRIGHTS DR, TOOTGAROOK, VIC 3941

 3  1  3

Sale Price

\$545,000

Sale Date: 17/12/2016

Distance from Property: 656m



This report has been compiled on 28/09/2017 by Real Estate Alliance Victoria Pty Ltd. 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

29 BIENIAS CRESCENT, TOOTGAROOK, VIC 3941

Indicative selling price

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Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$535,000

House

X

Unit

Suburb

TOOTGAROOK

Period

01 July 2016 to 30 June 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
106 MORRIS ST, TOOTGAROOK, VIC 3941	\$550,500	01/04/2017
24 BRIGHTS DR, TOOTGAROOK, VIC 3941	\$515,000	25/03/2017
64 BRIGHTS DR, TOOTGAROOK, VIC 3941	\$545,000	17/12/2016