



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**7 Mathis Avenue,
TOOTGAROOK 3941**

House



3 beds



1 baths



2 parking

Indicative selling price

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

Range \$550,000 - \$600,000

Median sale price

Median **House** for **T O O T G A R O O K** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$562,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

21 John Street,
Tootgarook 3941

Price **\$550,000** Sold 01 July
2019

35 Curran Way,
Tootgarook 3941

Price **\$580,000** Sold 14 May
2019

21 Mathis Avenue,
Tootgarook 3941

Price **\$590,000** Sold 16
September 2019

This Statement of Information was prepared on 27th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Rye

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Contact agents



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