



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3 Ronald Street,  
TOOTGAROOK 3941**

House



4 beds



1 baths



2 parking

### Indicative selling price

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

**Range \$490,000 - \$539,000**

### Median sale price

Median **House** for **TOOTGAROOK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$580,000**

### 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.

**31 Morris Street,**  
Tootgarook 3941

Price **\$489,500** Sold 30  
August 2019

**55 Alma Street,**  
Tootgarook 3941

Price **\$510,000** Sold 03  
August 2019

**3 The Avenue,**  
Capel Sound 3940

Price **\$530,000** Sold 15  
October 2019

This Statement of Information was prepared on 3rd Jan 2020

### 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

1/2353 Point Nepean Road,  
Rye VIC 3941

### Contact agents



**Nicky Hunt**  
Ray White

(03) 59 85 6 855  
0 402 9 82 5 83  
[nicky.hunt@raywhite.com](mailto:nicky.hunt@raywhite.com)

**RayWhite.**