

# STATEMENT OF INFORMATION

49A BRIGHTS DRIVE, TOOTGAROOK, VIC 3941

PREPARED BY BRIGGS SHAW REAL ESTATE



**Briggs Shaw** REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**49A BRIGHTS DRIVE, TOOTGAROOK, VIC**

3 1 2

### Indicative Selling Price

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

Price Range: **\$530,000 to \$580,000**

## MEDIAN SALE PRICE



**TOOTGAROOK, VIC, 3941**

Suburb Median Sale Price (House)

**\$651,500**

01 October 2017 to 31 March 2018

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.



**4 MURRAY CRT, TOOTGAROOK, VIC 3941**

3 1 2

Sale Price

**\$585,000**

Sale Date: 14/03/2018

Distance from Property: 275m



**8 FAYE CRT, TOOTGAROOK, VIC 3941**

3 1 2

Sale Price

**\$560,000**

Sale Date: 21/02/2018

Distance from Property: 297m



**74 BOORAN PDE, TOOTGAROOK, VIC 3941**

3 1 1

Sale Price

**\$523,000**

Sale Date: 12/01/2018

Distance from Property: 497m



This report has been compiled on 20/06/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

49A BRIGHTS DRIVE, TOOTGAROOK, VIC 3941

### Indicative selling price

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

Price Range: \$530,000 to \$580,000

### Median sale price

Median price \$651,500

House

Unit

Suburb

TOOTGAROOK

Period 01 October 2017 to 31 March 2018

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
4 MURRAY CRT, TOOTGAROOK, VIC 3941	\$585,000	14/03/2018
8 FAYE CRT, TOOTGAROOK, VIC 3941	\$560,000	21/02/2018
74 BOORAN PDE, TOOTGAROOK, VIC 3941	\$523,000	12/01/2018