



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**131 Highbury Road,  
TOOTGAROOK 3941**

House



4 beds



3 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 \$1,250,000 - \$1,350,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$560,000**

### 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.

**4 Alexandra Crescent,**  
Rye 3941

Price **\$1,200,000** Sold 26  
July 2019

**85 Highbury Road,**  
Tootgarook 3941

Price **\$850,000** Sold 08  
March 2019

**32 Bethany Close,**  
Rye 3941

Price **\$1,520,000** Sold 26  
February 2019

This Statement of Information was prepared on 7th Oct 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

1/2353 Point Nepean Road,  
Rye VIC 3941

### Contact agents



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