

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 21 Kuringai 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)

## Single price \$995,000

### Median sale price

Median **House** for **T O O T G A R O O K** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$615,000

### 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.

<b>43 Guest,</b> Tootgarook 3941	Price <b>\$872,000</b> Sold 21 April 2018
<b>7 Plain Street,</b> Tootgarook 3941	Price <b>\$1,421,000</b> Sold 08 January 2018
<b>35 Kuringai Road ,</b> Tootgarook 3941	Price <b>\$815,000</b> Sold 06 December 2017

### 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 Rosebud

1131-1135 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



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**RayWhite**