

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Rutherford Road, Tecoma Vic 3160

### Indicative selling price

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

Range between

\$760,000

&

\$836,000

### Median sale price

Median price

\$705,000

House

X

Unit

Suburb

Tecoma

Period - From

01/07/2016

to

30/06/2017

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	90 Sandells Rd TECOMA 3160	\$881,000	13/04/2017
2	4 Jones Av UPPER FERNTREE GULLY 3156	\$770,000	24/05/2017
3	5 Belmont Av UPWEY 3158	\$765,000	01/05/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~