

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

8 Alec Street Tecoma VIC 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,500

Property type

House

Suburb

Tecoma

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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 Rocksleigh Avenue Tecoma VIC 3160	\$890,000	17-Jul-21
12 Gordon Avenue Tecoma VIC 3160	\$855,000	22-May-21
64 McNicol Road Belgrave VIC 3160	\$880,000	05-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 11 November 2021



1 Rocksleigh Avenue Tecoma VIC 3160

Sold Price

RS\$890,000

Sold Date

17-Jul-21

4

2

2

Distance

0.49km



12 Gordon Avenue Tecoma VIC 3160

Sold Price

\$855,000

Sold Date

22-May-21

3

2

-

Distance

0.91km



64 McNicol Road Belgrave VIC 3160

Sold Price

\$880,000

Sold Date

05-Oct-21

4

2

2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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