

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

3 PAULINE AVENUE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Tecoma

Period-from

01 Sep 2022

to

31 Aug 2023

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

52 GLENFERN AVENUE UPWEY VIC 3158	\$850,000	18-Apr-23
79 KAOLA STREET BELGRAVE VIC 3160	\$820,011	11-Jul-23
9 LAURIE AVENUE TECOMA VIC 3160	\$840,000	31-Mar-23

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: 13 September 2023



**52 GLENFERN AVENUE UPWEY
VIC 3158**

3 2 6

Sold Price

\$850,000

Sold Date

18-Apr-23

Distance

1.68km



**79 KAOLA STREET BELGRAVE VIC
3160**

3 2 2

Sold Price

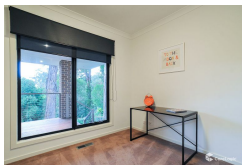
\$820,011

Sold Date

11-Jul-23

Distance

1.98km



**9 LAURIE AVENUE TECOMA VIC
3160**

3 2 2

Sold Price

\$840,000

Sold Date

31-Mar-23

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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