

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 73 Tulla Drive , Teesdale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Between \$775,000 & \$795,000

### Median sale price

Median price \$600,000 \*House x \*Unit Suburb or locality TEESDALE

Period - From 01/0/218 to 30/6/2019 Source [pricefinder.com.au](http://pricefinder.com.au)

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2625 Hamilton Highway , Inverleigh Vic 3321	\$795,000	2/5/2018
90 Common Road , Inverleigh ,Vic 3321	\$790,000	18/10/2018
115 Tulla Drive , Teesdale , Vic 3328	\$780,000	2/3/19

