

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

2 Currie 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,500

Property type

House

Suburb

Tecoma

Period-from

01 Oct 2020

to

30 Sep 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

6 Kookaburra Dell Upwey VIC 3158	\$790,000	07-Aug-21
104 Martin Street Belgrave VIC 3160	\$765,000	18-Sep-21
35 Broadway Belgrave VIC 3160	\$805,000	07-May-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: 29 October 2021



6 Kookaburra Dell Upwey VIC 3158 Sold Price **\$790,000** Sold Date **07-Aug-21**

 3  2  2

Distance **1.22km**



104 Martin Street Belgrave VIC 3160 Sold Price **\$765,000** Sold Date **18-Sep-21**

 3  2  -

Distance **1.42km**



35 Broadway Belgrave VIC 3160 Sold Price **\$805,000** Sold Date **07-May-21**

 3  1  2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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