

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 51 SANDELLS ROAD, Tecoma, VIC 3160

Indicative selling price

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

Price Range \$985,000 & \$1,083,500

Median sale price

Median price \$850,000 Property Type House Suburb Tecoma (3160)

Period - From 01/06/2024 to 30/09/2024 Source REIV

Comparable property sales

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 |
|-----------------------------------|-------------|--------------|
| 9 CLIFFORD GROVE, TECOMA VIC 3160 | \$940,000 | 18/06/2024 |
| 5 EARL STREET, UPWEY VIC 3158 | \$980,000 | 31/08/2024 |
| 7 ROMA PARADE, UPWEY VIC 3158 | \$1,030,000 | 26/09/2024 |

This Statement of Information was prepared on: 28/10/2024