BELL REAL ESTATE
OLINDA 9751 2375
Corinne Sukroo
P 03 9751 2375
M 0419 805 915
E corinne@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19 Rutherford Road 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	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	*House	X	~~*Unit~~		Suburb	Tecoma
Period-from	01 Jul 2018	to	30 Jun 2019	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
1A Irvine Street Upwey VIC 3158	$775,000	04-Jun-19
1600 Burwood Highway Belgrave VIC 3160	$780,000	27-May-19
54 Martin Street Belgrave VIC 3160	$772,000	19-Jun-19

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.~~

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1A Irvine Street Upwey VIC 3158 Sold Price **$775,000** Sold Date **04-Jun-19**

4 2 4 Distance **0.47km**



1600 Burwood Highway Belgrave VIC 3160 Sold Price RS **$780,000** Sold Date **27-May-19**

4 2 2 Distance **1.07km**



54 Martin Street Belgrave VIC 3160 Sold Price RS **$772,000** Sold Date **19-Jun-19**

4 2 2 Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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