

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

54 HAZEL GROVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Tecoma

Period-from

01 Feb 2024

to

31 Jan 2025

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

25 TERRYS AVENUE BELGRAVE VIC 3160	\$865,000	30-Oct-24
9 BIRDWOOD AVENUE UPWEY VIC 3158	\$855,250	11-Sep-24
137 OLD BELGRAVE ROAD UPWEY VIC 3158	\$880,000	22-Jan-25

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: 25 February 2025



**25 TERRYS AVENUE BELGRAVE
VIC 3160**

Sold Price

\$865,000

Sold Date

30-Oct-24

 3  2  1

Distance

0.93km



**9 BIRDWOOD AVENUE UPWEY VIC
3158**

Sold Price

\$855,250

Sold Date

11-Sep-24

 4  2  2

Distance

1.76km



**137 OLD BELGRAVE ROAD UPWEY
VIC 3158**

Sold Price

^{RS} **\$880,000** ^{UN}

Sold Date

22-Jan-25

 3  1  3

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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