

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

41 SOPHIA 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,000

Property type

House

Suburb

Tecoma

Period-from

01 Aug 2023

to

31 Jul 2024

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

297 GLENFERN ROAD UPWEY VIC 3158	\$787,000	19-Apr-24
30 BENSON STREET BELGRAVE VIC 3160	\$800,000	29-Jun-24
64 JANIESLEIGH ROAD UPPER FERNTREE GULLY VIC 3156	\$850,000	08-Mar-24

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: 20 August 2024

**297 GLENFERN ROAD UPWEY VIC 3158**

Sold Price

\$787,000

Sold Date

19-Apr-24

3 1 4

Distance

2.33km**30 BENSON STREET BELGRAVE VIC 3160**

Sold Price

^{RS} **\$800,000**

Sold Date

29-Jun-24

3 1 1

Distance

1.46km**64 JANIESLEIGH ROAD UPPER FERNTREE GULLY VIC 3156**

Sold Price

\$850,000

Sold Date

08-Mar-24

3 2 2

Distance

1.81km**RS** = Recent sale**UN** = Undisclosed Sale

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