

Statement of Information for Residential Property

Indicative Selling Price: \$580,000 - \$630,000

Address: 31 McNicol Road, Tecoma



Comparable Properties

Property Address:	Sale Date:	Land Size:				Sale Price:
44 Morris Road, Upwey	April 2017	984 sqm	2	1		\$600,000
17 Wattle Avenue, Belgrave	Nov 2016	991 sqm	3	1	3	\$615,000
62 Arbor Avenue, Belgrave	Oct 2016	1033 sqm	3	2	3	\$685,000

Median House Price: \$705,000

Source: Real Estate Institute of Victoria (REIV), Property Data Online (PDOL)
April - June 2017

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.