

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

6 Myrtle 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Tecoma

Period-from

01 Sep 2018

to

31 Aug 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

7 Bay Street Tecoma VIC 3160	\$760,000	10-Sep-19
56 Mast Gully Road Upwey VIC 3158	\$790,000	16-May-19
1600 Burwood Highway Belgrave VIC 3160	\$780,000	27-May-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.~~

This Statement of Information was prepared on: 16 September 2019

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7 Bay Street Tecoma VIC 3160

Sold Price

RS

\$760,000

Sold Date

10-Sep-19

4 1 3

Distance

0.54km



56 Mast Gully Road Upwey VIC 3158

Sold Price

\$790,000

Sold Date

16-May-19

4 2 -

Distance

0.64km



1600 Burwood Highway Belgrave VIC 3160

Sold Price

RS

\$780,000

Sold Date

27-May-19

4 2 2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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