

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

3 Pauline Avenue, Tecoma Vic 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$731,000

Median sale price

Median price \$713,000

House

X

Unit

Suburb Tecoma

Period - From 01/04/2017

to

31/03/2018

Source REIV

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 six 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
1	38 Hazel Gr TECOMA 3160	\$728,000	07/02/2018
2	30 Alexander Av UPWEY 3158	\$710,000	09/01/2018
3	133 Terrys Av TECOMA 3160	\$706,000	12/03/2018

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 six months.



3 1 2

Rooms:
Property Type: House
Land Size: 1014 sqm approx
 Agent Comments

Indicative Selling Price
 \$670,000 - \$731,000
Median House Price
 Year ending March 2018: \$713,000

Comparable Properties



38 Hazel Gr TECOMA 3160 (REI/VG)

Agent Comments

3 1 2

Price: \$728,000
Method: Private Sale
Date: 07/02/2018
Rooms: -
Property Type: House
Land Size: 1027 sqm approx



30 Alexander Av UPWEY 3158 (VG)

Agent Comments

3 - -

Price: \$710,000
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 1014 sqm approx



133 Terrys Av TECOMA 3160 (REI)

Agent Comments

4 2 2

Price: \$706,000
Method: Private Sale
Date: 12/03/2018
Rooms: 6
Property Type: House
Land Size: 1118 sqm approx