

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

23 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

\$1,190,000

&

\$1,309,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Tecoma

Period-from

01 Nov 2020

to

31 Oct 2021

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

32 Sandells Road Tecoma VIC 3160	\$1,200,000	23-Sep-21
36 Mahony Street Upwey VIC 3158	\$1,206,000	20-Oct-21
398 Glenfern Road Upwey VIC 3158	\$1,280,000	18-Jun-21

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: 22 November 2021



32 Sandells Road Tecoma VIC 3160

Sold Price

\$1,200,000

Sold Date

23-Sep-21

2

2

2

Distance

0.49km



36 Mahony Street Upwey VIC 3158

Sold Price

RS\$1,206,000UN

Sold Date

20-Oct-21

4

2

4

Distance

0.95km



398 Glenfern Road Upwey VIC 3158

Sold Price

\$1,280,000

Sold Date

18-Jun-21

4

2

2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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