

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

4 Kookaburra Avenue 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

\$745,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Tecoma

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 The Serpentine Tecoma VIC 3160	\$780,000	15-May-20
54 Thompson Road Upwey VIC 3158	\$790,000	07-Aug-20
4 Warra Road Upwey VIC 3158	\$810,000	16-Apr-20

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: 12 October 2020



4 The Serpentine Tecoma VIC 3160 Sold Price **\$780,000** Sold Date **15-May-20**

 4  2  2

Distance **0.1km**



54 Thompson Road Upwey VIC 3158 Sold Price **\$790,000** Sold Date **07-Aug-20**

 5  2  -

Distance **1.17km**



4 Warra Road Upwey VIC 3158 Sold Price **\$810,000** Sold Date **16-Apr-20**

 4  2  6

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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