

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

22 FAIRY DELL ROAD 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,000

Property type

House

Suburb

Tecoma

Period-from

01 Sep 2023

to

31 Aug 2024

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

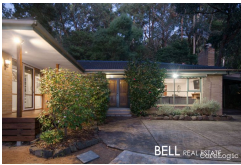
Date of sale

24 SANDELLS ROAD TECOMA VIC 3160	\$907,000	12-Jul-24
54 ROYAL STREET UPWEY VIC 3158	\$935,000	13-Jun-24
4 ALEXANDER AVENUE UPWEY VIC 3158	\$960,000	03-Jul-24

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: 11 September 2024



24 SANDELLS ROAD TECOMA VIC 3160

Sold Price

\$907,000

Sold Date

12-Jul-24

4

2

2

Distance

1.36km



54 ROYAL STREET UPWEY VIC 3158

Sold Price

\$935,000

Sold Date

13-Jun-24

4

2

3

Distance

1.74km



4 ALEXANDER AVENUE UPWEY VIC 3158

Sold Price

\$960,000

Sold Date

03-Jul-24

5

3

2

Distance

0.77km

RS = Recent sale UN = Undisclosed Sale

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