

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

7 CLIFFORD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Tecoma

Period-from

01 Oct 2023

to

30 Sep 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

4 MERRIGUM LANE BELGRAVE VIC 3160	\$1,140,000	10-May-24
50 MORRIS ROAD UPWEY VIC 3158	\$1,120,000	07-Jun-24
41 STATION STREET BELGRAVE VIC 3160	\$1,175,000	04-Sep-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: 23 October 2024



4 MERRIGUM LANE BELGRAVE VIC 3160 Sold Price **\$1,140,000** Sold Date **10-May-24**

4 2 2

Distance **0.88km**



50 MORRIS ROAD UPWEY VIC 3158 Sold Price **\$1,120,000** Sold Date **07-Jun-24**

5 6 5

Distance **1.16km**



41 STATION STREET BELGRAVE VIC 3160 Sold Price ^{RS} **\$1,175,000** Sold Date **04-Sep-24**

5 3 -

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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