Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	4 FRAME AVENUE TECOMA 3160

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price	$717,500	House	X	Unit	
Suburb	TECOMA				
Period - From	05 MAR 17	to	05 MAR 18	Source	CoreLogic RP DATA

Comparable property sales

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	Bed/Bath/Car	Land	Price	Sale Date
48 Alexander St Upwey	2/1/2	1347m2	$585,000	12 Dec 17
48 Monbulk Road Belgrave	2/1/2	1004m2	$575,000	22 Dec 17
9 Deans Road Upwey	2/1/2	1400m2	$555,000	20 Dec 17

Property data source: CoreLogic RP Data. Generated on 05 March 2018.