# 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 | 4/83 SANDELLS ROAD, TECOMA VIC 3160 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Range between | $375,000 | & | $412,500 |

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $640,500 | *House | X | *Unit | Unavailable | Suburb | TECOMA |
| Period - From | 1 June 2016 | to | 12 June 2017 | | | 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 of comparable property | Price | Date of sale |
|---|---|---|
| 1. 3-1528 Burwood Hwy, Tecoma | $450,000 | 20th March 2017 |
| 2. 1/3 Frame Avenue, Tecoma | $465,000 | 13th April 2017 |
| 3. 5/4 Bayview Avenue, Upwey | $431, 000 | 28th Feb 2017 |

Property data source: CoreLogic RP Data. Generated on 15 June 2017.

# Additional information about comparable sales.



**Tecoma** 3-1528 Burwood Hwy **2 BED 1 BATH 1 CAR**

**METHOD** Private Sale
**TYPE** Unit
**LAND** Unknown



**Tecoma** 1/3 Frame Avenue **2 BED 1 BATH 2 CAR**

**METHOD** Private Sale
**TYPE** Unit
**LAND** 367m2



**Upwey** 5/4 Bayview Avenue **2 BED 1 BATH 1 CAR**

**METHOD** Private Sale
**TYPE** Unit
**LAND** 238m2

Property data source: CoreLogic RP Data. Generated on 15 June 2017.