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	1578 BURWOOD HIGHWAY, TECOMA VIC 3160

Indicative selling price

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

Range between	**$575,000**	&	**$632,000**

Median sale price

Median price	**$645,000**	House	**X**	Suburb	**TECOMA**
Period - From	**1 May 2016**	to	**24 May 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. 33 Benson Street, Belgrave	$626,500	1 March 2017
2. 69 Bayview Road, Belgrave	$600,000	19 Feb 2017
3. 35 Benson Street, Belgrave	$600,000	5 May 2017

Property data source: CoreLogic RP Data. Generated on 25 MAY 2017.

Additional information about comparable sales.



Belgrave 35 Benson Street **3 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 1014m2



Belgrave 69 Bayview Road **3 BED 1 BATH 1 CAR**

METHOD Private Sale
TYPE House
LAND 1153m2



Belgrave 33 Benson Street **2 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 1020m2

Property data source: CoreLogic RP Data. Generated on 25 MAY 2017.