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	18 SANDELLS ROAD, TECOMA VIC 3160

Indicative selling price

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

Single price	$705,000

Median sale price

Median price	$705,000	House	X	Suburb	Tecoma
Period - From	1 Oct 2016	to	17 Oct 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. 12 Wright Avenue, Upwey	$752,000	14 Oct 2017
2. 16 Station Street, Belgrave	$730,000	10 May 2017
3. 60 Ternes Road, Upwey	$745,000	17 May 2017

Property data source: CoreLogic RP Data. Generated on 24 OCT 2017.