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: 29 Sandells Road, Tecoma VIC 3160

Indicative selling price

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

Single Price: $ | Or range between: $680,000 — $740,000

Median sale price

Median price: $705,000 | House: X | Suburb: Tecoma

Period - From: 1 Jan 2018 to 22 Jan 2018 | 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
3 Hilton Grove, BELGRAVE	$730,000	20 Nov 2017
3 Martin Street, BELGRAVE	$732,000	15 Dec 2017
2 Myrtle Grove, TECOMA	$715,000	20 Dec 2017

Property data source: CoreLogic RP Data. Generated on 29 NOVEMBER 2017.