Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	127 Terrys Avenue Tecoma VIC 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$865,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Tecoma
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
20 Oakland Avenue Upwey VIC 3158	$933,000	12-Mar-21
19 Bates Avenue Upper Ferntree Gully VIC 3156	$915,000	25-Jan-21
17 Brookside Street Upwey VIC 3158	$966,000	29-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 April 2021

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20 Oakland Avenue Upwey VIC 3158

4 2 2

Sold Price RS $933,000 Sold Date 12-Mar-21

Distance 0.76km

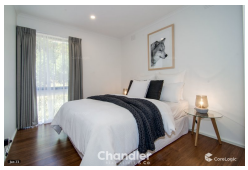


19 Bates Avenue Upper Ferntree Gully VIC 3156

5 2 2

Sold Price RS $915,000 Sold Date 25-Jan-21

Distance 2.33km



17 Brookside Street Upwey VIC 3158

4 3 2

Sold Price $966,000 Sold Date 29-Jan-21

Distance 2.99km

RS = Recent sale **UN** = Undisclosed Sale

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