

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 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	8 Nation Rd SELBY 3159	\$900,000	14/05/2017
2	90 Sandells Rd TECOMA 3160	\$881,000	13/04/2017
3	105 Terrys Av TECOMA 3160	\$855,000	20/06/2017

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 six months.~~



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Rooms:
Property Type: House
Land Size: 1628 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
June quarter 2017: \$587,000

Comparable Properties



8 Nation Rd SELBY 3159 (REI)

[Agent Comments](#)

3 2 -

Price: \$900,000
Method: Private Sale
Date: 14/05/2017
Rooms: 5
Property Type: House
Land Size: 12141 sqm approx



90 Sandells Rd TECOMA 3160 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$881,000
Method: Private Sale
Date: 13/04/2017
Rooms: 6
Property Type: House
Land Size: 1076 sqm approx

105 Terrys Av TECOMA 3160 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$855,000
Method: Sold Before Auction
Date: 20/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 978 sqm approx