

## 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

9/8-10 Rutherford Road Tecoma VIC 3160

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Tecoma

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/8-10 Rutherford Road Tecoma VIC 3160	\$410,000	31-Jul-19
2/1566 Burwood Highway Tecoma VIC 3160	\$425,000	03-May-19
9/1566 Burwood Highway Tecoma VIC 3160	\$402,500	06-Jun-19

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: 16 September 2019

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**1/8-10 Rutherford Road Tecoma  
VIC 3160**

 2  1  1

Sold Price

**\$410,000**

Sold Date

**31-Jul-19**

Distance

**0.07km**



**2/1566 Burwood Highway Tecoma  
VIC 3160**

 3  1  1

Sold Price

**\$425,000**

Sold Date

**03-May-19**

Distance

**0.55km**



**9/1566 Burwood Highway Tecoma  
VIC 3160**

 2  1  1

Sold Price

**\$402,500**

Sold Date

**06-Jun-19**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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