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	6 Kitchener Road 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	House	Suburb	Tecoma
Period-from	01 Nov 2019	to	31 Oct 2020	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
18 Kitchener Road Tecoma VIC 3160	$770,000	04-Mar-20
4 The Serpentine Tecoma VIC 3160	$780,000	15-May-20
133 Terrys Avenue Tecoma VIC 3160	$845,000	20-Feb-20

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: 06 November 2020

Chandler
REAL ESTATE & Co.
Brad Conder
P 97546888
M 0422639115
E brad@chandlerandco.com.au

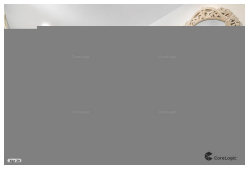


18 Kitchener Road Tecoma VIC 3160

3 2 1

Sold Price **$770,000** Sold Date **04-Mar-20**

Distance **0.13km**



4 The Serpentine Tecoma VIC 3160

4 2 2

Sold Price **$780,000** Sold Date **15-May-20**

Distance **0.41km**



133 Terrys Avenue Tecoma VIC 3160

4 2 2

Sold Price **$845,000** Sold Date **20-Feb-20**

Distance **1.02km**

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

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