

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 Tecoma Avenue, SANDY POINT, VIC, 3959

Indicative selling price

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

Single price

\$ 420,000

or range between

\$

&

\$

Median sale price

Median price

\$ 410,000

House

Unit

Suburb
or locality

SANDY POINT

Period - From

01/03/2018

to

01/03/2019

Source

APM PriceFinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

Address of comparable property	Price	Date of sale
39 BEACH PARADE, SANDY POINT VIC 3959	\$ 460,000	04/03/2019
5 ASH AVENUE, SANDY POINT VIC 3959	\$ 410,000	13/10/2018
39 ASH AVENUE, SANDY POINT VIC 3959	\$ 455,000	05/04/2019