

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

3 Sylvandale Court, Yarrambat Vic 3091

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,680,000

Median sale price

Median price \$1,171,500

House

X

Suburb

Yarrambat

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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.