



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 545 sqm
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
Year ending March 2017: \$743,500

Comparable Properties



1/3 Echuca Rd GREENSBOROUGH 3088 (REI) **Agent Comments**



Price: \$725,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 274 sqm



1/155 Rattray Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$725,500
Method: Private Sale
Date: 15/12/2016
Rooms: 5
Property Type: House (Res)
Land Size: 373 sqm



480 Lower Plenty Rd VIEWBANK 3084 (REI) **Agent Comments**



Price: \$728,000
Method: Auction Sale
Date: 04/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 592 sqm

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

17 Lowan Avenue, Yallambie Vic 3085

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$743,500

House X

Suburb Yallambie

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
1/3 Echuca Rd GREENSBOROUGH 3088	\$725,000	25/02/2017
1/155 Rattray Rd MONTMORENCY 3094	\$725,500	15/12/2016
480 Lower Plenty Rd VIEWBANK 3084	\$728,000	04/02/2017