

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 six 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	17 Amaroo Way YALLAMBIE 3085	\$1,100,000	26/08/2017
2	39 Fahey Cr YALLAMBIE 3085	\$1,025,000	19/08/2017
3	29 Baird St GREENSBOROUGH 3088	\$990,000	06/05/2017

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 six months.



Rooms:

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Comparable Properties



17 Amaroo Way YALLAMBIE 3085 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 687 sqm approx



39 Fahey Cr YALLAMBIE 3085 (REI)

Agent Comments



Price: \$1,025,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House (Res)



29 Baird St GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 706 sqm approx