

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 267 Yallambie Road, Yallambie Vic 3085 Including suburb and postcode

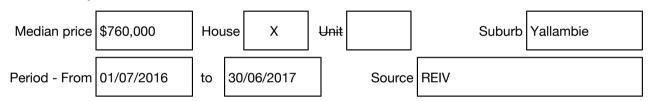
Indicative selling price

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

Range between \$999,000

&

Median sale price



\$1.050.000

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House (Res) Land Size: 536 sqm approx Agent Comments

Pina Kara 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$999,000 - \$1,050,000 **Median House Price** Year ending June 2017: \$760,000

Comparable Properties



17 Amaroo Way YALLAMBIE 3085 (REI) 2 2 •••• Δ

Price: \$1,100,000 Method: Auction Sale Date: 26/08/2017 Rooms: 7 Property Type: House (Res) Agent Comments

Agent Comments



2 4 2

39 Fahey Cr YALLAMBIE 3085 (REI)

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

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