

## 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

11 GALLERY GATE ROAD YALLAMBIE VIC 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$947,750

Property type

House

Suburb

Yallambie

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 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

6 COOGEE WAY YALLAMBIE VIC 3085	\$1,035,000	01-Dec-22
45 CASTLETON ROAD VIEWBANK VIC 3084	\$1,050,000	17-Nov-22
10 JINDALEE AVENUE YALLAMBIE VIC 3085	\$1,060,000	11-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 16 November 2023

**6 COOGEE WAY YALLAMBIE VIC 3085**

4 2 3

Sold Price

**\$1,035,000**

Sold Date

**01-Dec-22**

Distance

**0.53km****45 CASTLETON ROAD VIEWBANK VIC 3084**

4 2 2

Sold Price

**\$1,050,000**

Sold Date

**17-Nov-22**

Distance

**0.35km****10 JINDALEE AVENUE YALLAMBIE VIC 3085**

3 2 2

Sold Price

**\$1,060,000**

Sold Date

**11-Feb-23**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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