

# 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 Tarcoola Drive, Yallambie Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$943,000 Property Type House Suburb Yallambie

Period - From 09/05/2023 to 08/05/2024 Source REIV

### 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	81 Harborne St MACLEOD 3085	\$960,000	17/11/2023
2	57 Sainsbury Av GREENSBOROUGH 3088	\$942,500	02/03/2024
3	8 Mckenzie Ct GREENSBOROUGH 3088	\$908,000	20/02/2024

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.~~

This Statement of Information was prepared on: 09/05/2024 13:05



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 530 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
09/05/2023 - 08/05/2024: \$943,000

## Comparable Properties



**81 Harborne St MACLEOD 3085 (REI/VG)**

Agent Comments



**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2023  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**57 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$942,500  
**Method:** Private Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**8 McKenzie Ct GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$908,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** House  
**Land Size:** 616 sqm approx

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