

# 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

12 Coleen Street, 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 \$680,000 & \$748,000

### Median sale price

Median price \$942,500 Property Type House Suburb Yallambie

Period - From 01/04/2023 to 31/03/2024 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	14 Amaroo Way YALLAMBIE 3085	\$887,000	05/04/2024
2	348 Yallambie Rd YALLAMBIE 3085	\$790,000	14/12/2023
3	6 Noojee Ct YALLAMBIE 3085	\$770,000	10/02/2024

**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:

06/06/2024 17:48



3 1 2

**Property Type:** House  
**Land Size:** 581 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median House Price**  
Year ending March 2024: \$942,500

## Comparable Properties



14 Amaroo Way YALLAMBIE 3085 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$887,000  
**Method:** Private Sale  
**Date:** 05/04/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



348 Yallambie Rd YALLAMBIE 3085 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



6 Noojee Ct YALLAMBIE 3085 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx

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