

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

2/1542 FRANKSTON-FLINDERS ROAD TYABB VIC 3913

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Tyabb

Period-from

01 Aug 2022

to

31 Jul 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

1/1528-1530 FRANKSTON-FLINDERS ROAD TYABB VIC 3913	\$680,000	25-Aug-23
4/43 CENTRAL AVENUE TYABB VIC 3913	\$619,000	25-Mar-23
12/100 THE CRESCENT TYABB VIC 3913	\$620,000	14-Apr-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: 29 August 2023



1/1528-1530 FRANKSTON-
FLINDERS ROAD TYABB VIC 3913

3 2 2

Sold Price

^{RS}

\$680,000

Sold Date **25-Aug-23**

Distance **0.14km**



4/43 CENTRAL AVENUE TYABB
VIC 3913

2 2 1

Sold Price

\$619,000

Sold Date **25-Mar-23**

Distance **0.18km**



12/100 THE CRESCENT TYABB VIC
3913

3 2 2

Sold Price

\$620,000

Sold Date **14-Apr-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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