

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 Monak Place, Yallambie Vic 3085

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Yallambie

Period - From 01/01/2024 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	57 Sainsbury Av GREENSBOROUGH 3088	\$942,500	02/03/2024
2	10 Shaylor Ct GREENSBOROUGH 3088	\$925,000	08/05/2024
3	89 Warralong Av GREENSBOROUGH 3088	\$900,000	29/06/2024

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:

11/07/2024 15:19



3
 2
 1

Rooms: 6
Property Type: House
Land Size: 567 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$950,000
Median House Price
 March quarter 2024: \$1,025,000

Comparable Properties



57 Sainsbury Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3
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 1

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



10 Shaylor Ct GREENSBOROUGH 3088 (REI)

Agent Comments

3
 1
 2

Price: \$925,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 570 sqm approx



89 Warralong Av GREENSBOROUGH 3088
(REI)

Agent Comments

3
 1
 2

Price: \$900,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 522 sqm approx

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