

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

285 Yallambie Road, Yallambie Vic 3085

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$922,750 Property Type House Suburb Yallambie

Period - From 09/08/2022 to 08/08/2023 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	19 Jindalee Av YALLAMBIE 3085	\$900,000	10/05/2023
2	9 Moola CI YALLAMBIE 3085	\$870,000	17/07/2023
3	76 Delta Rd GREENSBOROUGH 3088	\$790,000	30/04/2023

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:

09/08/2023 16:44



Rooms: 6
Property Type: House
Land Size: 539 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 09/08/2022 - 08/08/2023: \$922,750

Comparable Properties



19 Jindalee Av YALLAMBIE 3085 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 10/05/2023
Property Type: House (Res)
Land Size: 528 sqm approx



9 Moola CI YALLAMBIE 3085 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 17/07/2023
Property Type: House (Res)
Land Size: 552 sqm approx



76 Delta Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$790,000
Method: Sold Before Auction
Date: 30/04/2023
Property Type: House (Res)
Land Size: 556 sqm approx

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