

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

29 FAHEY CRESCENT YALLAMBIE VIC 3085

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

\$1,075,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$942,000

Property type

House

Suburb

Yallambie

Period-from

01 Apr 2023

to

31 Mar 2024

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

14 KENTWOOD ROAD MACLEOD VIC 3085	\$1,120,000	17-Nov-23
43 FAHEY CRESCENT YALLAMBIE VIC 3085	\$1,062,000	12-Dec-23
27 WIRRABARA COURT YALLAMBIE VIC 3085	\$1,100,000	06-Apr-24

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 April 2024

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**14 KENTWOOD ROAD MACLEOD
 VIC 3085**

3 1 5

Sold Price **\$1,120,000** Sold Date **17-Nov-23**

Distance **1.34km**



**43 FAHEY CRESCENT YALLAMBIE
 VIC 3085**

4 1 1

Sold Price **\$1,062,000** Sold Date **12-Dec-23**

Distance **0.11km**



**27 WIRRABARA COURT
 YALLAMBIE VIC 3085**

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **06-Apr-24**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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