

# 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

3/3 Amanda Court, 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 \$770,000 & \$830,000

### 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	10/34 Glenmore St MACLEOD 3085	\$871,000	10/02/2024
2	3/1 Leith Rd MACLEOD 3085	\$825,750	13/04/2024
3	3/5 Golf Av ROSANNA 3084	\$812,500	17/02/2024

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:

07/06/2024 12:34



3   
 2   
 2

**Rooms:** 5  
**Property Type:** Townhouse  
 (Single)  
[Agent Comments](#)

**Indicative Selling Price**  
 \$770,000 - \$830,000  
**Median House Price**  
 March quarter 2024: \$1,025,000

## Comparable Properties



10/34 Glenmore St MACLEOD 3085 (REI/VG) [Agent Comments](#)

3   
 1   
 2

**Price:** \$871,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Unit



3/1 Leith Rd MACLEOD 3085 (REI) [Agent Comments](#)

3   
 1   
 1

**Price:** \$825,750  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Unit



3/5 Golf Av ROSANNA 3084 (REI/VG) [Agent Comments](#)

3   
 2   
 2

**Price:** \$812,500  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 264 sqm approx

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