



# 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

4 Harrison Court, Tyabb 3913

## Indicative selling price

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

Single price

\$\*

or range between

\$540,000

&

\$580,000

## Median sale price

Median price

Property type

Vacant Land

Suburb

Tyabb

Period - From

March 2023

to

Aug 2023

Source

Realestate.com.au

## 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

Address of comparable property	Price	Date of sale

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:

5/08/2023