

# 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 43 Fahey Crescent, 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 \$870,000 & \$930,000

### Median sale price

Median price \$940,000 Property Type House Suburb Yallambie

Period - From 01/07/2023 to 30/09/2023 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	285 Yallambie Rd YALLAMBIE 3085	\$960,000	02/09/2023
2	6 Jennifer Ct MACLEOD 3085	\$930,000	07/10/2023
3	9 Kallay Ct VIEWBANK 3084	\$875,000	28/10/2023

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: 17/11/2023 08:50



**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 670.454 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$870,000 - \$930,000  
**Median House Price**  
 September quarter 2023: \$940,000

## Comparable Properties



**285 Yallambie Rd YALLAMBIE 3085 (REI)**

Agent Comments



**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx



**6 Jennifer Ct MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House  
**Land Size:** 567 sqm approx



**9 Kallay Ct VIEWBANK 3084 (REI)**

Agent Comments



**Price:** \$875,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 366 sqm approx

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