

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

9 Moola Close, Yallambie Vic 3085

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Yallambie

Period - From

16/06/2022

to

15/06/2023

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	90 Delta Rd GREENSBOROUGH 3088	\$940,000	15/06/2023
2	5 Sainsbury Av GREENSBOROUGH 3088	\$938,000	01/03/2023
3	19 Jindalee Av YALLAMBIE 3085	\$900,000	10/05/2023

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:

16/06/2023 15:28



 4  2  2

Property Type: House
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
 \$890,000

Median House Price
 16/06/2022 - 15/06/2023: \$1,000,000

Comparable Properties



90 Delta Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$940,000
Method: Sold Before Auction
Date: 15/06/2023
Property Type: House
Land Size: 641 sqm approx



5 Sainsbury Av GREENSBOROUGH 3088 (VG)

Agent Comments

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Price: \$938,000
Method: Sale
Date: 01/03/2023
Property Type: House (Res)
Land Size: 594 sqm approx



19 Jindalee Av YALLAMBIE 3085 (REI/VG)

Agent Comments

 3  2  2

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

Account - Barry Plant | P: 03 9842 8888