

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

7 Bundy Court, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,260,000

&

\$1,300,000

Median sale price

Median price \$942,500

Property Type House

Suburb Yallambie

Period - From 01/04/2023

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	4 Noojee Ct YALLAMBIE 3085	\$1,300,000	07/03/2024
2			
3			

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:

14/05/2024 12:09



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Property Type: House
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price
\$1,260,000 - \$1,300,000
Median House Price
Year ending March 2024: \$942,500

Comparable Properties



4 Noojee Ct YALLAMBIE 3085 (REI)

Agent Comments

4 2 4

Price: \$1,300,000
Method: Sold Before Auction
Date: 07/03/2024
Property Type: House (Res)
Land Size: 593 sqm approx

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.