

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 Peronne Walk, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,022,500

Property Type House

Suburb Yallambie

Period - From 01/04/2022

to

31/03/2023

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	16 Delatite Ct YALLAMBIE 3085	\$1,350,000	19/12/2022
2	4 Moran St VIEWBANK 3084	\$1,345,000	02/02/2023
3	7 Clovelly Ct VIEWBANK 3084	\$1,310,000	19/11/2022

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:

19/04/2023 16:18

7 Peronne Walk, Yallambie Vic 3085



 4  2  2

Property Type: House
Land Size: 572 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
Year ending March 2023: \$1,022,500

Comparable Properties



16 Delatite Ct YALLAMBIE 3085 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 19/12/2022
Property Type: House
Land Size: 627 sqm approx



4 Moran St VIEWBANK 3084 (REI)

Agent Comments

 5  3  2

Price: \$1,345,000
Method: Private Sale
Date: 02/02/2023
Rooms: 7
Property Type: House (Res)
Land Size: 548 sqm approx



7 Clovelly Ct VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,310,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Jellis Craig | P: 03 94598111



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