

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

2 PINE GROVE TYABB VIC 3913

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Tyabb

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

19 MORNINGTON-TYABB ROAD TYABB VIC 3913	\$735,000	14-Feb-23

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 6 months.

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**19 MORNINGTON-TYABB ROAD
TYABB VIC 3913**

 3  1  4

Sold Price ^{RS} **\$735,000** ^{UN} Sold Date **14-Feb-23**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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