

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4 Bettina Street, Tyabb

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$540,000

&

\$590,000

### Median sale price

Median price

\$520,000

House

X

Unit

Suburb

Tyabb

Period - From

01/08/2017

to

13/08/2018

Source

RP Data

### Comparable property sales

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 13 Bettina Street, Tyabb	\$575,000	15/03/2018
2 26 Bettina Street, Tyabb	\$557,000	19/03/2018
3 7 Gibson Avenue, Tyabb	\$525,000	19/03/2018