## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	17 Kardinia Drive, Yallambie Vic 3085
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$750,000	&	\$800,000
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#### Median sale price

Median price	\$1,082,500	Pro	perty Type	House		Suburb	Yallambie
Period - From	01/04/2022	to	30/06/2022		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

,	and the companion property		Date of care
1	279 Yallambie Rd YALLAMBIE 3085	\$806,000	18/06/2022
2	2 Pavey Ct MACLEOD 3085	\$750,000	23/06/2022
3	12 Victoria St GREENSBOROUGH 3088	\$720,000	18/06/2022

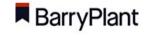
#### OR

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:	12/09/2022 15:33



Date of sale





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Property Type: House Land Size: 601 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median House Price June quarter 2022: \$1,082,500

# Comparable Properties



279 Yallambie Rd YALLAMBIE 3085 (REI)

3



**6** 

Price: \$806,000 Method: Auction Sale Date: 18/06/2022

**Property Type:** House (Res) **Land Size:** 533 sqm approx

**Agent Comments** 



2 Pavey Ct MACLEOD 3085 (REI/VG)

**=** 3







Price: \$750,000

Method: Sold Before Auction

Date: 23/06/2022

**Property Type:** House (Res) **Land Size:** 536 sqm approx

**Agent Comments** 



12 Victoria St GREENSBOROUGH 3088

(REI/VG)

**=** 3





**Price:** \$720,000 **Method:** Auction Sale **Date:** 18/06/2022

Property Type: House (Res) Land Size: 529 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



