

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

17 Kardinia Drive, Yallambie Vic 3085

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,082,500

Property 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	Price	Date of sale
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



 3  2  2

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)

Agent Comments

 3  1  2

Price: \$806,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 533 sqm approx



2 Pavey Ct MACLEOD 3085 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000
Method: Sold Before Auction
Date: 23/06/2022
Property Type: House (Res)
Land Size: 536 sqm approx



12 Victoria St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$720,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 529 sqm approx

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