

## 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

4 Ekari Court, Yallambie Vic 3085

#### Indicative selling price

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

Range between \$800,000

&

\$840,000

#### Median sale price

Median price \$743,500

House

X

Suburb

Yallambie

Period - From 01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 11 Wirrabara Ct YALLAMBIE 3085 | \$845,000 | 07/12/2016   |
| 26 Bimbadeen Cr YALLAMBIE 3085 | \$830,000 | 08/12/2016   |
| 70 Tarcoola Dr YALLAMBIE 3085  | \$810,000 | 10/12/2016   |