

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

38 Tarcoola Drive, Yallambie Vic 3085

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,028,750 Property Type House Suburb Yallambie

Period - From 01/07/2022 to 30/09/2022 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	68 Tarcoola Dr YALLAMBIE 3085	\$920,000	16/07/2022
2	42 Harborne St MACLEOD 3085	\$880,000	22/10/2022
3	342 Yallambie Rd YALLAMBIE 3085	\$875,000	01/10/2022

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:

31/10/2022 10:36



 3  1  2

Property Type: House
Land Size: 555 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
September quarter 2022: \$1,028,750

Comparable Properties



68 Tarcoola Dr YALLAMBIE 3085 (REI)

Agent Comments

 3  1  3

Price: \$920,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 574 sqm approx



42 Harborne St MACLEOD 3085 (REI)

Agent Comments

 3  2  2

Price: \$880,000
Method: Private Sale
Date: 22/10/2022
Property Type: House
Land Size: 620 sqm approx



342 Yallambie Rd YALLAMBIE 3085 (REI)

Agent Comments

 3  1  2

Price: \$875,000
Method: Private Sale
Date: 01/10/2022
Property Type: House
Land Size: 592 sqm approx