

## Residential Property

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

51 Kathleen Crescent, Tyabb, Victoria, 3913

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$\* 540,000

&amp;

\$ 590,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 565,000

\*House

☒

\*Unit

☐

Suburb

Tyabb

Period - From

to

October 18

Source

realestate.com.au

## 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 8 Elle Way, Tyabb, Victoria 3913	\$ 632,000	August 18
2 13 Banksia Crescent, Tyabb, Victoria 3931	\$ 655,000	July 18
3 16 Elle Way, Tyabb, Victoria 3931	\$ 601,000	April 18

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.~~