

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

5/100 The Crescent, Tyabb

Indicative selling price

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

Single price

or range between

\$495,000

&

\$520,000

Median sale price

Median price

\$525,000

Property type

House

Suburb

Tyabb

Period - From

May 2018

to

December 2019

Source

RP Data

Comparable property sales

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 1514 Frankston Flinders Road, Tyabb	\$530,000	29/11/2019
2 3/5 Gerald Street, Tyabb	\$545,000	04/10/2019
3 64 The Crescent , Tyabb	\$575,000	17/06/2019

This Statement of Information was prepared on:

13th December 2019