

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 Amanda Court, Yallambie Vic 3085

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$859,000

Property Type

House

Suburb

Yallambie

Period - From

01/07/2019

to

30/06/2020

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	72 Castleton Rd VIEWBANK 3084	\$760,000	05/05/2020
2	48 Gabonia Av WATSONIA 3087	\$745,000	05/08/2020
3			

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:

01/10/2020 16:51



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Property Type: House (Res)

Land Size: 687 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median House Price

Year ending June 2020: \$859,000

Comparable Properties



72 Castleton Rd VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 -

Price: \$760,000

Method: Private Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 535 sqm approx



48 Gabonia Av WATSONIA 3087 (REI)

Agent Comments

3 1 2

Price: \$745,000

Method: Private Sale

Date: 05/08/2020

Rooms: 5

Property Type: House

Land Size: 600 sqm approx

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.