

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

7 Wirrabara Court Yallambie VIC 3085

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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Yallambie

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 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

35 Bimbadeen Crescent Yallambie VIC 3085	\$810,000	02-Nov-20
72 Castleton Road Viewbank VIC 3084	\$760,000	05-May-20
14 Jennifer Court Macleod VIC 3085	\$760,000	29-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 16 November 2020



35 Bimbadeen Crescent Yallambie VIC 3085

Sold Price

^{RS}

\$810,000

Sold Date

02-Nov-20



3



1



2

Distance

0.58km



72 Castleton Road Viewbank VIC 3084

Sold Price

\$760,000

Sold Date

05-May-20



3



1



2

Distance

0.61km



14 Jennifer Court Macleod VIC 3085

Sold Price

Sold Date

29-Feb-20



3



2



2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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