

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 7 Central Avenue, Tyabb, 3913

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$435,000 & \$455,000

### Median sale price

Median price \$530,000 House ☒ Unit ☐ Suburb Tyabb

Period - From 1/10/2017 to 29/10/2018 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 6 Pine Grove, Tyabb	\$511,500	24/5/2018
2 8 Tiga Court, Tyabb	\$567,000	19/7/2018
3 4 Betina Street, Tyabb	\$570,000	22/10/2018