

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

4 Macalister Boulevard, Yallambie Vic 3085

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,005,250

Property Type

House

Suburb

Yallambie

Period - From

01/10/2021

to

30/09/2022

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	17 Ovata CI YALLAMBIE 3085	\$1,315,000	06/08/2022
2			
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:

18/10/2022 14:21

4 Macalister Boulevard, Yallambie Vic 3085

**Jellis
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



 4  2  2

Property Type: House

Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

Year ending September 2022: \$1,005,250

Comparable Properties



17 Ovata CI YALLAMBIE 3085 (REI)

Agent Comments

 4  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 06/08/2022

Rooms: 9

Property Type: House (Res)

Land Size: 655 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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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