

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

25 Aminya Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between \$750,000 & \$810,000

Median sale price

Median price \$751,000 Property Type House Suburb Yallambie

Period - From 01/10/2018 to 30/09/2019 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	47 Alma St LOWER PLENTY 3093	\$820,000	12/10/2019
2	35 Narbethong Dr GREENSBOROUGH 3088	\$790,000	07/10/2019
3	3 Adina Ct YALLAMBIE 3085	\$740,000	09/11/2019

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:

11/11/2019 16:09



Property Type:

Agent Comments

Comparable Properties



47 Alma St LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 12/10/2019

Property Type: House

Land Size: 710 sqm approx



35 Narbethong Dr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 07/10/2019

Rooms: 6

Property Type: House (Res)

Land Size: 579 sqm approx



3 Adina Ct YALLAMBIE 3085 (REI)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 09/11/2019

Property Type: House (Res)