Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |12 Lowan Avenue, Yallambie Vic 3085

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | ı/underquo | ting | | |
|-----------------|-------------------|------|--------------|--------|------------|-------|--------|-----------|
| Single pric | e \$820,000 | | | | | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$792,500 | Pro | operty Type | eHouse | |] | Suburb | Yallambie |
| Period - From | 01/01/2019 | to | 31/12/2019 | | Sc | ource | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 91 Yallambie Rd MACLEOD 3085 | \$820,000 | 20/01/2020 |
| 2 | 3 Lyell Pde GREENSBOROUGH 3088 | \$820,000 | 20/12/2019 |
| 3 | 47 Alma St LOWER PLENTY 3093 | \$820,000 | 12/10/2019 |

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:

14/03/2020 17:39



Darren Jones

Dr ARREN JOATES



Property Type: House (Res) **Land Size:** 546 sqm approx Agent Comments Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Indicative Selling Price \$820,000 Median House Price Year ending December 2019: \$792,500

Comparable Properties



91 Yallambie Rd MACLEOD 3085 (REI/VG)



Price: \$820,000 Method: Sold Before Auction Date: 20/01/2020 Property Type: House (Res) Land Size: 536 sqm approx Agent Comments



3 Lyell Pde GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$820,000 Method: Private Sale Date: 20/12/2019 Rooms: 5 Property Type: House Land Size: 700 sqm approx



47 Alma St LOWER PLENTY 3093 (REI/VG)



R PLENTY 3093 (REI/VG)

Agent Comments

Price: \$820,000 Method: Private Sale Date: 12/10/2019 Property Type: House Land Size: 710 sqm approx

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.