

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

12 Lowan Avenue, Yallambie Vic 3085

Indicative selling price

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

Single price

\$820,000

Median sale price

Median price

\$792,500

Property Type

House

Suburb

Yallambie

Period - From

01/01/2019

to

31/12/2019

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	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

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Indicative Selling Price

\$820,000

Median House Price

Year ending December 2019: \$792,500



4 2 2

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Comparable Properties



91 Yallambie Rd MACLEOD 3085 (REI/VG)

Agent Comments

3 1 2

Price: \$820,000

Method: Sold Before Auction

Date: 20/01/2020

Property Type: House (Res)

Land Size: 536 sqm approx



3 Lyell Pde GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 -

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)

Agent Comments

4 2 1

Price: \$820,000

Method: Private Sale

Date: 12/10/2019

Property Type: House

Land Size: 710 sqm approx