

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

11/100 THE CRESCENT TYABB VIC 3913

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Tyabb

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

12/100 THE CRESCENT TYABB VIC 3913	\$620,000	14-Apr-23
6/100 THE CRESCENT TYABB VIC 3913	\$660,000	26-Jul-24
10/7 MORNINGTON-TYABB ROAD TYABB VIC 3913	\$610,000	18-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 19 August 2024



12/100 THE CRESCENT TYABB VIC 3913

Sold Price

\$620,000

Sold Date

14-Apr-23

3 2 2

Distance

0.03km



6/100 THE CRESCENT TYABB VIC 3913

Sold Price

^{RS} **\$660,000**

Sold Date

26-Jul-24

3 2 2

Distance

0.05km



10/7 MORNINGTON-TYABB ROAD TYABB VIC 3913

Sold Price

\$610,000

Sold Date

18-Mar-24

3 2 2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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