

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 28 Banksia Crescent, Tyabb

Indicative selling price

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

Single price \$ or range between \$530,000 & \$580,000

Median sale price

Median price \$487,500 House X Unit Suburb Tyabb

Period - From 25/09/2017 to 25/09/2017 Source Realestate.com

Comparable property sales

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 14 Londres Way, Tyabb	\$615,000	01/05/2017
2 34 Delepan Drive, Tyabb	\$577,000	28/04/2017
3 36 Kathleen Crescent, Tyabb	\$510,000	29/07/2017