

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

6 Tyalla Close, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$1,024,000 House X Unit Suburb Lower Plenty

Period - From 01/04/2017 to 30/06/2017 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	30 Astley St MONTMORENCY 3094	\$1,050,000	27/05/2017
2	22 Glenauburn Rd LOWER PLENTY 3093	\$980,000	18/03/2017
3	17 Virginia Ct MONTMORENCY 3094	\$980,000	27/05/2017

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.~~



 3  2  3

Rooms:
Property Type: House
Land Size: 880 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,060,000
Median House Price
 June quarter 2017: \$1,024,000

Comparable Properties



30 Astley St MONTMORENCY 3094 (REI)

Agent Comments

 4  2  1

Price: \$1,050,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 973 sqm approx



22 Glenauburn Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 4  2  2

Price: \$980,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 7
Property Type: House
Land Size: 930 sqm approx



17 Virginia Ct MONTMORENCY 3094 (REI)

Agent Comments

 4  3  2

Price: \$980,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 705 sqm approx