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

45-69 Astons Road, Yarrambat Vic 3091

Indicative selling price

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

Range between | $2,000,000 | & | $2,200,000

Median sale price

| Median price | $1,842,500 | Property Type | House | Suburb | Yarrambat |

| Period - From | 01/10/2023 | to | 30/09/2024 | 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	4 Jeffrey Dr YARRAMBAT 3091	$2,200,000	08/11/2024
2	24 Larson Rd DIAMOND CREEK 3089	$2,312,500	25/10/2024
3	594 Yan Yean Rd YARRAMBAT 3091	$1,830,000	15/08/2024

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: 11/11/2024 16:48

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6 | **4** | **3**

Property Type: House
Land Size: 108883 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending September 2024: $1,842,500

Comparable Properties

4 Jeffrey Dr YARRAMBAT 3091 (REI)

4 | **2** | **2**

Price: $2,200,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 10117.15 sqm approx

Agent Comments

24 Larson Rd DIAMOND CREEK 3089 (REI)

4 | **2** | **2**

Price: $2,312,500
Method: Private Sale
Date: 25/10/2024
Rooms: 9
Property Type: House (Res)
Land Size: 7.75 sqm approx

Agent Comments

594 Yan Yean Rd YARRAMBAT 3091 (REI)

4 | **3** | **5**

Price: $1,830,000
Method: Private Sale
Date: 15/08/2024
Property Type: House
Land Size: 9803 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243