

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

5/1485 FRANKSTON-FLINDERS ROAD 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

\$554,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Tyabb

Period-from

01 Nov 2023

to

31 Oct 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

2/2 CANNERY COURT TYABB VIC 3913	\$590,000	14-Jun-24
2/1A DALTON DRIVE TYABB VIC 3913	\$600,000	03-Jul-24
27 DELEPAN DRIVE TYABB VIC 3913	\$575,000	09-Sep-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: 27 November 2024



**2/2 CANNERY COURT TYABB VIC
3913**

Sold Price

\$590,000

Sold Date

14-Jun-24

- -

Distance

0.8km



**2/1A DALTON DRIVE TYABB VIC
3913**

Sold Price

\$600,000

Sold Date

03-Jul-24

2 1 1

Distance

0.09km



**27 DELEPAN DRIVE TYABB VIC
3913**

Sold Price

\$575,000

Sold Date

09-Sep-24

3 - -

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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