

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

28 CASCADES VIEW YALLAMBIE VIC 3085

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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,017,750

Property type

House

Suburb

Yallambie

Period-from

01 Jun 2022

to

31 May 2023

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

10 CASCADES VIEW YALLAMBIE VIC 3085	\$925,500	28-Feb-23
140 SOMERS AVENUE MACLEOD VIC 3085	\$860,000	28-Feb-23
2/126A PARA ROAD MONTMORENCY VIC 3094	\$865,000	31-May-23

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: 22 June 2023



**10 CASCADES VIEW YALLAMBIE
VIC 3085**

 3  2  2

Sold Price **\$925,500** Sold Date **28-Feb-23**

Distance **0.1km**



**140 SOMERS AVENUE MACLEOD
VIC 3085**

 3  2  1

Sold Price **\$860,000** Sold Date **28-Feb-23**

Distance **1.95km**



**2/126A PARA ROAD
MONTMORENCY VIC 3094**

 3  2  2

Sold Price ^{RS} **\$865,000** Sold Date **31-May-23**

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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