



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3 Orchard Grove,  
TYABB 3913**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$580,000 - \$630,000**

### Median sale price

Median **House** for **T YABB** for period **Jan 2018 - Oct 2019**  
Sourced from **REA**.

**\$550,000**

### 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 the most comparable to the property for sale.

<b>58 Kathleen Crescent,</b> Tyabb 3913	<b>Price \$615,000</b> Sold 01 July 2019
<b>22 Orchard Grove,</b> Tyabb 3913	<b>Price \$730,000</b> Sold 05 May 2019
<b>24 Banksia Crescent,</b> Tyabb 3913	<b>Price \$620,000</b> Sold 08 April 2019

This Statement of Information was prepared on 25th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

### Stockdale & Leggo Hastings

69 High St,  
Hastings VIC 3915

### Contact agents



**Leonie Worrall**  
Stockdale & Leggo

0420 979 956  
[leonie.worrall@stockdaleleggo.com.au](mailto:leonie.worrall@stockdaleleggo.com.au)

**Stockdale  
& Leggo**