

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

2 Sirius Court 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Yallambie

Period-from

01 Nov 2018

to

31 Oct 2019

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

1 Nottingham Court Viewbank VIC 3084	\$992,500	31-Aug-19
3 Davies Place Yallambie VIC 3085	\$1,006,000	19-Oct-19
24 Arthur Streeton Drive Yallambie VIC 3085	\$1,070,000	16-Nov-19

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 2019



1 Nottingham Court Viewbank VIC 3084

Sold Price

\$992,500

Sold Date

31-Aug-19



4



2



2

Distance

1.83km



3 Davies Place Yallambie VIC 3085

Sold Price

^{RS}

\$1,006,000

Sold Date

19-Oct-19



4



2



2

Distance

1.12km



24 Arthur Streeton Drive Yallambie VIC 3085

Sold Price

^{RS}

\$1,070,000

Sold Date

16-Nov-19



4



2



2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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