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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

10/100 The Crescent Tyabb VIC 3913

 2  1  1

Indicative Selling Price

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













Range between \$400,000 & \$440,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

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.

	3A Gerald Street Tyabb VIC 3913	Sold Price	\$435,500	Sold Date	29-May-18
	 2  1  1			Distance	0.24km
	9/7 Mornington-Tyabb Road Tyabb VIC 3913	Sold Price	\$480,000	Sold Date	13-Apr-18
	 2  1  1			Distance	0.36km
	12/7 Mornington-Tyabb Road Tyabb VIC 3913	Sold Price	\$420,000	Sold Date	01-Feb-18
	 2  1  1			Distance	0.37km

RS = Recent sale

UN = Undisclosed Sale

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