

## 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

6 Ovata Close, Yallambie Vic 3085

#### Indicative selling price

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

Range between

\$750,000

&

\$800,000

#### Median sale price

Median price

\$820,500

House

X

Unit

Suburb

Yallambie

Period - From

01/04/2017

to

31/03/2018

Source

REIV

#### 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 six 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	35 Tom Roberts Cr YALLAMBIE 3085	\$800,000	18/04/2018
2	9 Curlew Ct YALLAMBIE 3085	\$795,000	14/04/2018
3	9 Cascades Vw YALLAMBIE 3085	\$760,000	21/03/2018

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 six months.