

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

46 Wellington Road Tyabb 3913

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

\$1,200,000

&

\$1,320,000

Median sale price (Delete house or unit as applicable)

Median price

\$596,000

House

X

Unit

Suburb

Tyabb 3913

Period - From

1/10/16

to

23/10/17

Source

RP Data

Comparable property sales

*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 4 Ashley Road Tyabb 3913	\$1,350,000	13/5/17
2 189 Mornington Tyabb Road Tyabb 3913	\$1,290,000	6/5/17
3 11 Crofters Hill Way Somerville 3912	\$1,362,500	15/5/17

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.