

## 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

3/43 CENTRAL AVENUE TYABB VIC 3913

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Tyabb

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 3A GERALD STREET TYABB VIC 3913 | \$620,000 | 27-Jun-22 |
|                                 |           |           |
|                                 |           |           |

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: 01 October 2022



**3A GERALD STREET TYABB VIC 3913**

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**27-Jun-22**

 2

 1

 2

Distance

**0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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