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Indicative Selling Price \$650,000 - \$700,000 Median House Price Year ending March 2017: \$743,500



4 📥 2 🛱

Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 798 sqm approx

Agent Comments

Comparable Properties



5 Binalong Ct YALLAMBIE 3085 (REI/VG)

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Price: \$720,000 Method: Auction Sale

Date: 25/02/2017 **Rooms:** 5

Property Type: House (Res) Land Size: 555 sqm approx

20 Warralong Av GREENSBOROUGH 3088

(REI)







Price: \$700,000 Method: Private Sale Date: 21/05/2017 Rooms: 6

Property Type: House Land Size: 588 sqm approx

127 Harborne St MACLEOD 3085 (REI)









Price: \$631,000 Method: Auction Sale Date: 13/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 655 sqm approx

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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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	25 Bimbadeen Crescent, Yallambie Vic 3085
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$700,000
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Median sale price

Median price \$7	743,500	Но	ouse X	Sul	burb	Yallambie
Period - From 01	1/04/2016	to	31/03/2017	Source	REIV	,

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.

Address of comparable property	Price	Date of sale
5 Binalong Ct YALLAMBIE 3085	\$720,000	25/02/2017
20 Warralong Av GREENSBOROUGH 3088	\$700,000	21/05/2017
127 Harborne St MACLEOD 3085	\$631,000	13/05/2017



