



Craig Parker

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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending March 2017: \$743,500



4 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 798 sqm approx

Agent Comments

Comparable Properties



5 Binalong Ct YALLAMBIE 3085 (REI/VG)

Agent Comments

3 2 2

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)

Agent Comments

3 1 1

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)

Agent Comments

3 2 1

Price: \$631,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 655 sqm approx



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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
Including suburb and
postcode

25 Bimbadeen Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$743,500

House

X

Suburb

Yallambie

Period - From 01/04/2016

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