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

12 KATHLEEN CRESCENT TYABB VIC 3913

Indicative selling price

Period-from

Mediar (*Delete

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

Single Price		or range between	\$760,000	&	\$830,000	
sale price						
house or unit as app	olicable)					
Median Price	\$758,000	Property type	House	Suburb	Tyabb	

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

to

01 Feb 2024

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
17 MORNINGTON-TYABB ROAD TYABB VIC 3913	\$775,000	06-Dec-24
5 ORCHARD GROVE TYABB VIC 3913	\$730,000	04-Dec-24
50 DELEPAN DRIVE TYABB VIC 3913	\$800,000	08-Dec-24

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: 12 February 2025

Source



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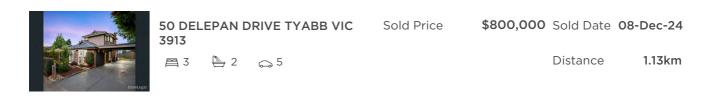




	RNINGTO VIC 39	ON-TYABB ROAD 13	Sold Price	\$775,000	Sold Date	06-Dec-24
▤ 3	1	ç⇒ 4			Distance	0.44km



1000	5 ORCHARD GROVE TYABB VIC 3913	Sold Price	^{RS} \$730,000 Sold Date 04-Dec-24
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RS = Recent sale UN = Undisclosed Sale

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