

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

16 Lapstone Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between \$895,000

&

\$984,000

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
7 Marigolds Rd YALLAMBIE 3085	\$984,000	29/04/2017
8 Ovata Cl YALLAMBIE 3085	\$915,000	04/03/2017
12 Rosemary Ct VIEWBANK 3084	\$915,000	25/02/2017