

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

17 Lima Avenue, Tyabb

Indicative selling price

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

Single price

\$695,000

or range between

\$

&

\$

Median sale price

Median price

\$825,000

Property type

House

Suburb

Tyabb

Period - From

18/06/2023

to

18/6/2024

Source

RP Data

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 six 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
1 4 Bettina Street, Tyabb	\$750,000	18/04/2024
2	\$	
3	\$	

This Statement of Information was prepared on:

16/07/2024