



5 5 2

Rooms:
Property Type: Residential
Land Size: 31300
Agent Comments

Indicative Selling Price
\$1,450,000

Comparable Properties



105 Eisemans Rd YARRAMBAT 3091 (REI/VG)

5 4 7

Price: \$1,412,461
Method: Private Sale
Date: 09/12/2016
Rooms: -
Property Type: House
Land Size: 9141 sqm

Agent Comments

More of a tradition style home. Pool, huge shed, studio, 2.5 acres



35 North Oatlands Rd YARRAMBAT 3091 (REI/VG)

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 09/12/2016
Rooms: 6
Property Type: House
Land Size: 7520 sqm

Agent Comments

Much smaller property - small house, less land, no sheds.



53 North Oatlands Rd YARRAMBAT 3091 (REI/VG)

5 4 3

Price: \$1,400,000
Method: Private Sale
Date: 08/11/2016
Rooms: 9
Property Type: House
Land Size: 12140 sqm

Agent Comments

Bigger home on 3 acres



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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

32-40 Eisemans Road, Yarrambat Vic 3091

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

House

X

Suburb

Yarrambat

Period - From

to

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
105 Eisemans Rd YARRAMBAT 3091	\$1,412,461	09/12/2016
35 North Oatlands Rd YARRAMBAT 3091	\$1,100,000	09/12/2016
53 North Oatlands Rd YARRAMBAT 3091	\$1,400,000	08/11/2016