

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

5 Londres Way Tyabb VIC 3913

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Tyabb

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 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

2 Londres Way Tyabb VIC 3913	\$825,000	13-Feb-22
26 Kathleen Crescent Tyabb VIC 3913	\$820,000	19-Jan-22
32 Kathleen Crescent Tyabb VIC 3913	\$850,000	11-Mar-22

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: 24 May 2022



2 Londres Way Tyabb VIC 3913

Sold Price

\$825,000

Sold Date

13-Feb-22

4 2 2

Distance

0.05km



26 Kathleen Crescent Tyabb VIC 3913

Sold Price

\$820,000

Sold Date

19-Jan-22

4 2 2

Distance

0.24km



32 Kathleen Crescent Tyabb VIC 3913

Sold Price

\$850,000

Sold Date

11-Mar-22

3 2 2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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