

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 38 Banksia Crescent, 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 \$590,000 & \$640,000

Median sale price (Delete house or unit as applicable)

Median price \$615,000 House yes Unit Suburb Tyabb

Period - From 1/3/2017 to 26/3/17 Source RP Data

Comparable property sales

*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 36 Banksia Crescent, Tyabb	\$670,000	22/2/2018
2 16 Elle Way, Tyabb	\$630,000	8/2/2018
3 114 Railway Road, Tyabb	\$582,000	9/11/2017

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 six months.