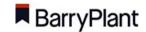
### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Proper	ty offered	for s	ale										
Address Including suburb and postcode			7 Yallambee Way, Croydon Vic 3136										
Indicat	ndicative selling price												
For the i	meaning of	this p	rice see	cor	nsumer.vic.gov.au	/underquo	ting						
Range	nge between \$950,000				&	\$990,000							
Median sale price													
Media	an price \$87	70,75	0	Pr	roperty Type Hou	se		Subu	urb [	Croydon			
Period	I - From 01/	/04/20	022	to	31/03/2023	Sc	ource	REIV	,				
Comparable property sales (*Delete A or B below as applicable)													
<b>A*</b>	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.												
Addres	ss of comp	arabl	e prope	erty					Pr	ice	Date of sale		
1													
2													
3													
OR													
B*		_	_		representative reatwo kilometres of	•					•		
	This Statement of Information was prepared on:								19/04/2023 16:10				





Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

**Indicative Selling Price** \$950,000 - \$990,000 **Median House Price** 

Year ending March 2023: \$870,750



#### Property Type: House Land Size: 859 sqm approx Agent Comments

## Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



