

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

18 Lima Avenue 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,000

*House

X

*Unit

Suburb

Tyabb

Period-from

01 Mar 2018

to

28 Feb 2019

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 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 Satu Crescent Tyabb VIC 3913	\$520,777	25-Jan-19
11 William Street Tyabb VIC 3913	\$500,500	22-Dec-18
15 Craig Avenue Tyabb VIC 3913	\$550,000	19-Dec-18

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.~~

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1 Satu Crescent Tyabb VIC 3913

Sold Price

^{RS} **\$520,777** ^{UN}

Sold Date

25-Jan-19
 4
 3
 2

Distance

0.26km

11 William Street Tyabb VIC 3913

Sold Price

\$500,500

Sold Date

22-Dec-18
 2
 1
 6

Distance

0.36km

15 Craig Avenue Tyabb VIC 3913

Sold Price

\$550,000

Sold Date

19-Dec-18
 5
 2
 2

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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