Prepared on 20 Sep 2018

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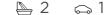
Section 47AF of the Estate Agents Act 1980

## **HOUSE Offered for Sale**

29 Lapstone Crescent Yallambie VIC 3085

=3





## **Indicative Selling Price**

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

Range between \$750,000 & \$800,000

## Median Sale Price

\$792,500 Houses in Yallambie between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

## **Comparable Property Sales**

These are the 3 properties sold within 2 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.



12 Glenice Street Greensborough **VIC 3088** 

Sold Price

\$755,000

Sold Date

14-Jul-18

**■** 3

**=** 3

₽ 2

₽ 2 🖘 1

Distance

1.32km



25 Gallery Gate Road Yallambie VIC Sold Price 3085

\$790,000

Sold Date 08-Sep-18

Distance

0.15km



52 Frensham Road Watsonia VIC 3087

Sold Price

\$795,000

Sold Date 12-May-18

**=** 3

₽ 2

Distance

1.59km

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