# 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

21 Marigolds Road, Yallambie Vic 3085

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$980,000	Pro	Property Type		House		Suburb	Yallambie	
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV		

## 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 sixmonths 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	6 Curlew Ct YALLAMBIE 3085	\$1,498,500	13/08/2024
2	7 Bundy Ct YALLAMBIE 3085	\$1,422,000	25/05/2024
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

30/08/2024 12:41









Rooms: 8 Property Type: House Land Size: 622 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending June 2024: \$980,000

# **Comparable Properties**

6 Curlew Ct YALLAMBIE 3085 (REI) 5  3  6 Curlew Ct YALLAMBIE 3085 (REI) 6 Curlew Ct YALLAMBIE 3085 (REI) 7  7  7  7  7  7  7  7  7  7  7  7  7	Agent Comments
7 Bundy Ct YALLAMBIE 3085 (REI/VG) 4 2 2 4 Price: \$1,422,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 694 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata



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