

# 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

40 Banksia Crescent, Tyabb Vic 3913

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$830,000

### Median sale price

Median price

\$820,000

Property Type

House

Suburb

Tyabb

Period - From

01/01/2021

to

31/12/2021

Source

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 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 | 16 Kathleen Cr TYABB 3913      | \$765,000 | 22/10/2021   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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.

This Statement of Information was prepared on:

24/01/2022 11:47



4 2 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 548 sqm approx  
Agent Comments

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**Indicative Selling Price**  
\$760,000 - \$830,000  
**Median House Price**  
Year ending December 2021: \$820,000

## Comparable Properties



16 Kathleen Cr TYABB 3913 (REI/VG)

Agent Comments

3 2 2

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 22/10/2021  
**Property Type:** House  
**Land Size:** 516 sqm approx

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.