## 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	nd					
Indicative selling pri	ce					
For the meaning of this	price see co	nsumer.vic.gov.au	/underquoting			
Range between \$760,000		&	\$830,000			
Median sale price						
Median price \$820,0	00 F	Property Type Hou	ıse	Subu	rb Tyabb	
Period - From 01/01/2	2021 to	31/12/2021	Source	REIV		
Comparable property sales (*Delete A or B below as applicable)						
	e estate age	ies sold within two nt or agent's repre			•	
Address of comparable property					Price	Date of sale
1 16 Kathleen Cr TYABB 3913					\$765,000	22/10/2021
2						
2						

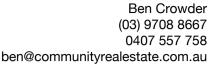
OR

**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







Indicative Selling Price \$760,000 - \$830,000 Median House Price

Year ending December 2021: \$820,000





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

**Agent Comments** 

## Comparable Properties



16 Kathleen Cr TYABB 3913 (REI/VG)

**4** 3 **4** 2

Price: \$765,000
Method: Private Sale

Property Type: House Land Size: 516 sqm approx

Date: 22/10/2021

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 - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



