

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

9 Jindalee Avenue, Yallambie Vic 3085

Indicative selling price

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

Range between \$820,000

&

\$880,000

Median sale price

Median price \$859,000

Property Type House

Suburb Yallambie

Period - From 01/07/2019

to

30/06/2020

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	2/15 Alexander St MONTMORENCY 3094	\$890,000	23/07/2020
2	97 Elder St GREENSBOROUGH 3088	\$870,000	15/07/2020
3	9 Taree Pl YALLAMBIE 3085	\$830,000	03/07/2020

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:

05/10/2020 13:34



4 1 4

Property Type: House (Res)

Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$880,000

Median House Price

Year ending June 2020: \$859,000

Comparable Properties



2/15 Alexander St MONTMORENCY 3094 (REI) **Agent Comments**

3 2 1

Price: \$890,000

Method: Private Sale

Date: 23/07/2020

Rooms: 6

Property Type: Unit

Land Size: 499 sqm approx



97 Elder St GREENSBOROUGH 3088 (REI) **Agent Comments**

3 2 2

Price: \$870,000

Method: Private Sale

Date: 15/07/2020

Property Type: House

Land Size: 847 sqm approx



9 Taree PI YALLAMBIE 3085 (REI) **Agent Comments**

3 2 -

Price: \$830,000

Method: Private Sale

Date: 03/07/2020

Rooms: 4

Property Type: House

Land Size: 564 sqm approx