

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

**680 Beenak Road, Yellingbo**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$810,000

&

\$860,000

**Median sale price**

Median price

\$955,333

Property type

**House**

Suburb

**Yellingbo**

Period - From

**07/04/2020**

to

**07/04/2021**

Source

**Realestate.com.au**

**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) —	\$	
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: **07/04/2021 14:09**

\*The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median sale price for a residential property sold in the same suburb of locally in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.