

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 Delepan Drive Tyabb VIC 3913

Indicative selling price

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

Single Price

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,000

*House

X

*Unit

Suburb

Tyabb

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

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

7 Dalton Drive Tyabb VIC 3913	\$535,000	25-Aug-18
42 Banksia Crescent Tyabb VIC 3913	\$545,000	03-Oct-18
51 Kathleen Crescent Tyabb VIC 3913	\$560,000	24-Oct-18

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.~~

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7 Dalton Drive Tyabb VIC 3913

Sold Price

\$535,000

Sold Date

25-Aug-18

3

2

1

Distance

0.25km

Notes from your agent

Similar size, renovated. Originally listed at \$650,000.



42 Banksia Crescent Tyabb VIC 3913

Sold Price

\$545,000

Sold Date

03-Oct-18

3

2

2

Distance

0.73km

Notes from your agent

Slightly smaller home (no sun room), newer property (2007) - smaller land.



51 Kathleen Crescent Tyabb VIC 3913

Sold Price

\$560,000

Sold Date

24-Oct-18

3

2

2

Distance

0.9km

Notes from your agent

Fresh and updated (not "modern") 3 + study.

RS = Recent sale

UN = Undisclosed Sale

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