

Jared McGovern

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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\$525,000

Property offered for sa

Address Including suburb and postcode	41 Delepan Drive Tyabb VIC 3913
Indicative selling price	
For the meaning of this price	e see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range

between

\$495,000

Median sale price

(*Delete house or unit as applicable)

Single Price

Median Price	\$566,000	*House	X	*Unit		Suburb	Tyabb
Period-from	01 Feb 2018	to 3	1 Jan 20	019	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.

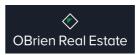
Address of comparable property	Price	Date of sale
7 Dalton Drive Tyabb VIC 3913	\$535,000	25-Aug-18
42 Banksia Crescent Tyabb VIC 3913	\$545,000	03-Oct-18
51 Kathleen Crescent Tyabb VIC 3913	\$560,000	24-Oct-18

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**

0.25km Distance

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

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

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Distance

0.9km

Notes from your agent

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

RS = Recent sale

UN = Undisclosed Sale

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