

# 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

7 Willaura Place, Yallambie Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,080,000

### Median sale price

Median price

\$1,130,000

Property Type

House

Suburb

Yallambie

Period - From

01/07/2021

to

30/09/2021

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	22 Paterson Cr GREENSBOROUGH 3088	\$1,075,000	19/10/2021
2	1 Kurdian Ct YALLAMBIE 3085	\$1,056,000	29/05/2021
3	1/45 Edwards St LOWER PLENTY 3093	\$1,006,000	17/10/2021

**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:

13/11/2021 12:28



3   2   2

**Property Type:** House  
**Land Size:** 460 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000  
**Median House Price**  
September quarter 2021: \$1,130,000

## Comparable Properties



**22 Paterson Cr GREENSBOROUGH 3088 (REI)** **Agent Comments**

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**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 19/10/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**1 Kurdian Ct YALLAMBIE 3085 (REI/VG)** **Agent Comments**

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**Price:** \$1,056,000  
**Method:** Sold Before Auction  
**Date:** 29/05/2021  
**Property Type:** House (Res)  
**Land Size:** 547 sqm approx



**1/45 Edwards St LOWER PLENTY 3093 (REI)** **Agent Comments**

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**Price:** \$1,006,000  
**Method:** Auction Sale  
**Date:** 17/10/2021  
**Property Type:** Unit  
**Land Size:** 337 sqm approx

**Account - Jellis Craig** | P: 03 94321444