

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

2 Jindalee Avenue, Yallambie Vic 3085

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$922,750

Property Type

House

Suburb

Yallambie

Period - From

01/10/2022

to

30/09/2023

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	6 Lambruk Ct YALLAMBIE 3085	\$825,000	01/07/2023
2	10 Phillip Ct GREENSBOROUGH 3088	\$810,000	16/09/2023
3	2 Longacres Rd YALLAMBIE 3085	\$760,000	25/08/2023

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:

23/10/2023 12:02

2 Jindalee Avenue, Yallambie Vic 3085

**Jellis
Craig**

Aaron Yeats

9431 1222

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Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending September 2023: \$922,750



3 1 2

Property Type: House

Land Size: 638 sqm approx

Agent Comments

Comparable Properties



6 Lambruk Ct YALLAMBIE 3085 (REI/VG)

Agent Comments

3 1 2

Price: \$825,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 576 sqm approx



10 Phillip Ct GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$810,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 719 sqm approx



2 Longacres Rd YALLAMBIE 3085 (REI)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 25/08/2023

Property Type: House

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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