Statement of Information

Single residential property located in the Melbourne metropolitan area

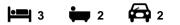
Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode			9 Amaroo Way, Yallambie Vic 3085										
Indica	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$1,075,000				&		\$1,130,000							
Median sale price													
Medi	Median price \$988,000		Pro	Property Type H		se		Subur	Suburb Yallambie				
Period - From 01/01/2021		21	to	31/12/2021		Sc	urce	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													
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:										23/03/2022 17:05			









Rooms: 6

Property Type: House **Land Size:** 751 sqm approx

Agent Comments

Indicative Selling Price \$1,075,000 - \$1,130,000 Median House Price

Year ending December 2021: \$988,000

Comparable Properties

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



