

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

ess 21 Bannons Lane, Yarrambat Vic 3091 nd de

Indicative selling price

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

Range between \$750,000 & \$800,0	,000
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Median sale price

Median price	\$1,357,500	Hou	ise X	Unit		Suburb	Yarrambat
Period - From	01/10/2017	to	30/09/2018		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 sixmonths 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.

Account - Kate Donaldson Real Estate | P: 03 9438 4888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 9 Property Type: House Land Size: 1311 sqm approx Agent Comments Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending September 2018: \$1,357,500

Comparable Properties



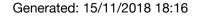
28 Counthan Tce DOREEN 3754 (REI)

Price: \$750,000 Method: Private Sale Date: 22/10/2018 Rooms: 5

Property Type: House Land Size: 700 sqm approx Agent Comments

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. All comparative properties sold have been in the suburb of Doreen which is not comparable to Yarrambat

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EIV 🗧 propertydata

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