

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

21 Bannons Lane, Yarrambat Vic 3091

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,357,500

House

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 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.

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



 3  2  2

Rooms: 9

Property Type: House

Land Size: 1311 sqm approx

Agent Comments

Comparable Properties



28 Counthan Tce DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$750,000

Method: Private Sale

Date: 22/10/2018

Rooms: 5

Property Type: House

Land Size: 700 sqm approx

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