

## 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

348 YALLAMBIE ROAD YALLAMBIE VIC 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$947,750

Property type

House

Suburb

Yallambie

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

18 ELONERA AVENUE YALLAMBIE VIC 3085	\$730,000	03-Jun-23
95 WARRALONG AVENUE GREENSBOROUGH VIC 3088	\$785,000	06-Nov-23
337 YALLAMBIE ROAD YALLAMBIE VIC 3085	\$865,500	24-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 24 November 2023

**18 ELONERA AVENUE YALLAMBIE  
VIC 3085**

3 1 1

Sold Price

**\$730,000**

Sold Date

**03-Jun-23**

Distance

**0.9km****95 WARRALONG AVENUE  
GREENSBOROUGH VIC 3088**

3 1 1

Sold Price

RS

**\$785,000**

Sold Date

**06-Nov-23**

Distance

**1.11km****337 YALLAMBIE ROAD YALLAMBIE  
VIC 3085**

3 2 1

Sold Price

**\$865,500**

Sold Date

**24-Jun-23**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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