

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

6/32 Drysdale Street, Yallambie Vic 3085

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$942,000 Property Type House Suburb Yallambie

Period - From 25/03/2023 to 24/03/2024 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	4/86 Graham Rd VIEWBANK 3084	\$662,000	02/12/2023
2	9/30 Strathallan Rd MACLEOD 3085	\$617,500	31/10/2023
3	2/97 Yallambie Rd MACLEOD 3085	\$568,000	20/10/2023

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:

25/03/2024 11:50

6/32 Drysdale Street, Yallambie Vic 3085



 2  1  1

Property Type: Unit
Land Size: 208m2 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
25/03/2023 - 24/03/2024: \$942,000

Comparable Properties



4/86 Graham Rd VIEWBANK 3084 (REI)

Agent Comments

 2  2  2

Price: \$662,000
Method: Private Sale
Date: 02/12/2023
Property Type: Unit
Land Size: 192 sqm approx



9/30 Strathallan Rd MACLEOD 3085 (REI)

Agent Comments

 2  1  1

Price: \$617,500
Method: Private Sale
Date: 31/10/2023
Property Type: Unit



2/97 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments

 2  1  1

Price: \$568,000
Method: Private Sale
Date: 20/10/2023
Rooms: 7
Property Type: Unit

Account - Jellis Craig | P: 03 94598111



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