

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

5 Jindalee Avenue, Yallambie Vic 3085

Indicative selling price

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

Range between \$880,000

&

\$960,000

Median sale price

Median price \$941,000

Property Type House

Suburb Yallambie

Period - From 01/01/2023

to 31/12/2023

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	11 Robert Ct VIEWBANK 3084	\$935,000	09/12/2023
2	285 Yallambie Rd YALLAMBIE 3085	\$960,000	02/09/2023
3	81 Harborne St MACLEOD 3085	\$960,000	17/11/2023

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:

15/02/2024 14:38

5 Jindalee Avenue, Yallambie Vic 3085



 4  2  2

Property Type: House
Land Size: 541 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending December 2023: \$941,000

Comparable Properties



11 Robert Ct VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$935,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 575 sqm approx



285 Yallambie Rd YALLAMBIE 3085 (REI)

Agent Comments

 4  1  1

Price: \$960,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 539 sqm approx



81 Harborne St MACLEOD 3085 (REI)

Agent Comments

 4  2  2

Price: \$960,000
Method: Sold Before Auction
Date: 17/11/2023
Property Type: House (Res)
Land Size: 589 sqm approx

Account - Jellis Craig | P: 03 94598111



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