

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

2 ELLE WAY, TYABB 3913

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


\$759,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales

These are the 5 properties sold within 5 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
7 GIBSON AVENUE TYABB 3913	 3  1  2	\$755,000	02-Feb-22
16 KATHLEEN CRESCENT TYABB 3913	 3  2  2	\$765,000	21-Oct-21
9 ANNE CLOSE SOMERVILLE 3912	 3  2  2	\$765,000	26-Oct-21
14 NOTTINGHAM AVENUE SOMERVILLE 3912	 3  1  1	\$785,000	17-Dec-21
1 CARLA COURT SOMERVILLE 3912	 3  1  2	\$765,000	17-Feb-22

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This Statement of Information was prepared on: 10 May 2022



7 GIBSON AVENUE TYABB 3913

Sold Price **\$755,000** Sold Date **02-Feb-22**

3 1 2

Distance **0.1km**



16 KATHLEEN CRESCENT TYABB 3913

Sold Price **\$765,000** Sold Date **21-Oct-21**

3 2 2

Distance **0.3km**



9 ANNE CLOSE SOMERVILLE 3912

Sold Price **\$765,000** Sold Date **26-Oct-21**

3 2 2

Distance **4.79km**



14 NOTTINGHAM AVE SOMERVILLE 3912

Sold Price **\$785,000** Sold Date **17-Dec-21**

3 1 1

Distance **4.41km**



1 CARLA COURT SOMERVILLE 3912

Sold Price **\$765,000** Sold Date **17-Feb-22**

3 1 2

Distance **4.66km**

RS = Recent sale

UN = Undisclosed Sale

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