

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

10/43 Central Avenue, Tyabb Vic 3913

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$522,500 Property Type Unit Suburb Tyabb

Period - From 05/07/2020 to 04/07/2021 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	2/20 Banksia Cr TYABB 3913	\$600,000	26/04/2021
2	2/39 Central Av TYABB 3913	\$601,000	27/03/2021
3	6/100 The Crescent TYABB 3913	\$610,000	03/03/2021

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:

05/07/2021 14:24

10/43 Central Avenue, Tyabb Vic 3913

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

05/07/2020 - 04/07/2021: \$522,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

2/20 Banksia Cr TYABB 3913 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 26/04/2021

Property Type: Unit



2/39 Central Av TYABB 3913 (REI/VG)

Agent Comments



Price: \$601,000

Method: Private Sale

Date: 27/03/2021

Property Type: Unit

6/100 The Crescent TYABB 3913 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 03/03/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.