

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

1 Karrin Close, Yallambie Vic 3085

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,022,500 Property Type House Suburb Yallambie

Period - From 01/04/2022 to 31/03/2023 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	653 Lower Plenty Rd VIEWBANK 3084	\$940,000	26/05/2023
2	19 Jindalee Av YALLAMBIE 3085	\$900,000	10/05/2023
3	2 Russell St GREENSBOROUGH 3088	\$900,000	24/02/2023

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:

21/06/2023 13:41



3 2 2

Property Type: House
Land Size: 580 sqm approx
Agent Comments
Off street parking for 2 vehicles

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending March 2023: \$1,022,500

Comparable Properties



653 Lower Plenty Rd VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$940,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 600 sqm approx



19 Jindalee Av YALLAMBIE 3085 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 10/05/2023
Property Type: House (Res)
Land Size: 528 sqm approx



2 Russell St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$900,000
Method: Private Sale
Date: 24/02/2023
Property Type: House
Land Size: 561 sqm approx

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