

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 Gallery Gate Road, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Yallambie

Period - From 01/01/2024

to 31/03/2024

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	70 Winston Rd VIEWBANK 3084	\$1,225,000	22/03/2024
2	5 Barn Hill Cl VIEWBANK 3084	\$1,200,000	29/02/2024
3			

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:

15/04/2024 10:56



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

March quarter 2024: \$1,025,000

Comparable Properties



70 Winston Rd VIEWBANK 3084 (REI)

Agent Comments

 4  2  4

Price: \$1,225,000

Method: Private Sale

Date: 22/03/2024

Property Type: House

Land Size: 598 sqm approx



5 Barn Hill CI VIEWBANK 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 29/02/2024

Rooms: 7

Property Type: House (Res)

Land Size: 620 sqm approx

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.

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