

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

9 Tiga Court, Tyabb 3913 - *Land - 750sqm

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

\$700,000

\$750,000

Median sale price

Median Price

\$715,000

Property type

House / Residential

Suburb

Tyabb

Period-from

01 Dec 2020

to



















30 Nov 2021

Source

Corelogic

Comparable property sales

These are the six properties sold within four kilometres of the property for sale in the last 5 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
13 Raymond Street Somerville 3912 *Land - 520sqm  3  1  1	\$699,000	12-Aug-21
34 William Street Tyabb 3913 *Land - 902sqm  3  1  8	\$728,000	31-Jul-21
24 Delepan Drive Tyabb 3913 *Land - 600sqm  3  2  2	\$732,000	06-Sep-21
36 Deanswood Drive, Somerville 3912 *Land - 627sqm  4  1  4	\$770,000	05-Nov-21
7 Deborah Court, Somerville 3912 *Land - 662sqm  3  1  2	\$775,500	30-Sep-21
250 Jones Road, Somerville 3912 *Land - 770sqm  3  1  2	\$780,000	21-Sep-21

*all approximates only

consumer.vic.gov.au



This Statement of Information was prepared on: 10 December 2021


13 Raymond Street Somerville 3912

 Sold Price **\$699,000** Sold Date **12-Aug-21**

*Land - 520sqm

3 1 1

 Distance **4.03km**

34 William Street Tyabb 3913

 Sold Price **\$728,000** Sold Date **31-Jul-21**

*Land - 902sqm

3 1 8

 Distance **0.25km**

24 Delepan Drive Tyabb 3913

 Sold Price **\$732,000** Sold Date **06-Sep-21**

*Land - 600sqm

3 2 2

 Distance **0.2km**

36 Deanswood Drive Somerville 3912

 Sold Price **\$770,000** Sold Date **05-Nov-21**

*Land - 627sqm

4 1 4

 Distance **2.66km**

7 Deborah Court Somerville 3912

 Sold Price **\$775,500** Sold Date **30-Sep-21**

*Land - 662sqm

3 1 2

 Distance **3.79km**

250 Jones Road Somerville 3912

 Sold Price **\$780,000** Sold Date **21-Sep-21**

*Land - 770sqm

3 1 2

 Distance **2.92km**

RS = Recent sale UN = Undisclosed Sale * all approximates only

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