

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

5 Smike Street Yallambie VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Yallambie

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 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

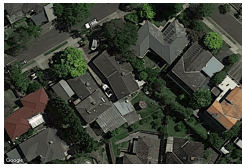
Date of sale

27 Fran Crescent Viewbank VIC 3084	\$889,100	21-Jul-20
134 Beverley Road Rosanna VIC 3084	\$970,000	28-Nov-20

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 6 months.

This Statement of Information was prepared on: 08 December 2020



**27 Fran Crescent Viewbank VIC
3084**

 3  2  2

Sold Price

\$889,100

Sold Date

21-Jul-20

Distance

1.5km



**134 Beverley Road Rosanna VIC
3084**

 3  1  1

Sold Price

\$970,000

Sold Date

28-Nov-20

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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