

## 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

46 Delepan Drive Tyabb Vic 3913

### Indicative Selling Price

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

Range Between

\$620,000.00

&

\$680,000.00

### Median Sale Price

Median price

\$600,000.00

Property Type

Houses

Suburb

Tyabb

Period-from

20 Feb 2020

to

20 Feb 2021

Source

RPData CoreLogic BSG3

### Comparable Property Sales

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
50 Delepan Drive Tyabb Vic 3913	\$649,200.00	21-Oct-2020
34 Banksia Crescent Tyabb Vic 3913	\$624,000.00	08-Dec-2020
34 Kathleen Crescent Tyabb Vic 3913	\$656,000.00	02-Dec-2020

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: 20-Feb-2021