



STATEMENT OF INFORMATION

626-636 YAN YEAN ROAD, YARRAMBAT, VIC 3091

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



626-636 YAN YEAN ROAD, YARRAMBAT,  3  2  3

Indicative Selling Price

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

Price Range: **1,000,000 to 1,100,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



YARRAMBAT, VIC, 3091

Suburb Median Sale Price (House)

\$1,137,500

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



48 COLLINS LANE, YARRAMBAT, VIC 3091  3  2  2

Sale Price

\$875,000

Sale Date: 13/01/2017

Distance from Property: 2km



65 BANNONS LANE, YARRAMBAT, VIC 3091  4  2  2

Sale Price

\$1,175,000

Sale Date: 06/02/2017

Distance from Property: 1.2km



37 NORTH OATLANDS RD, YARRAMBAT, VIC  3  2  2

Sale Price

\$1,100,000

Sale Date: 10/12/2016

Distance from Property: 1.1km



This report has been compiled on 27/06/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

626-636 YAN YEAN ROAD, YARRAMBAT, VIC 3091

Indicative selling price

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

Price Range:

1,000,000 to 1,100,000

Median sale price

Median price

\$1,137,500

House

X

Unit

Suburb

YARRAMBAT

Period

01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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
48 COLLINS LANE, YARRAMBAT, VIC 3091	\$875,000	13/01/2017
65 BANNONS LANE, YARRAMBAT, VIC 3091	\$1,175,000	06/02/2017
37 NORTH OATLANDS RD, YARRAMBAT, VIC 3091	\$1,100,000	10/12/2016