

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 Banksia Crescent, Tyabb

Indicative selling price

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

Single price \$635,000

or range between \$

&

\$

Median sale price

Median price \$574,000

Property type House

Suburb Tyabb

Period - From 01/04/19

to

28/04/20

Source RP Data

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
1 18 Banksia Crescent, Tyabb	\$617,500	23/01/2020
2 37 Banksia Crescent, Tyabb	\$620,000	03/12/2019
3 1/43 Central Avenue, Tyabb	\$595,000	22/11/2019

This Statement of Information was prepared on: Tuesday 19th May, 2020