

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 Bimbadeen Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price \$818,500 House X Unit Suburb Yallambie

Period - From 01/01/2018 to 31/12/2018 Source REIV

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 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	22 Carinya Rd GREENSBOROUGH 3088	\$709,000	26/11/2018
2	88 Delta Rd GREENSBOROUGH 3088	\$680,000	10/11/2018
3	252 Nepean St GREENSBOROUGH 3088	\$655,000	24/12/2018

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.



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Rooms:
Property Type: House
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
 \$660,000 - \$710,000
Median House Price
 Year ending December 2018: \$818,500

Comparable Properties



22 Carinya Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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Price: \$709,000
Method: Private Sale
Date: 26/11/2018
Rooms: 8
Property Type: House (Res)
Land Size: 590 sqm approx



88 Delta Rd GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

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Price: \$680,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 5
Property Type: House (Res)
Land Size: 630 sqm approx



252 Nepean St GREENSBOROUGH 3088 (REI) **Agent Comments**

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Price: \$655,000
Method: Private Sale
Date: 24/12/2018
Rooms: 5
Property Type: House (Res)
Land Size: 798 sqm approx