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

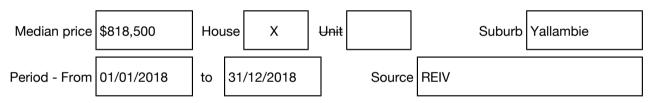
9 Bimbadeen Crescent, Yallambie Vic 3085 de

Indicative selling price

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

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

Median sale price



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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Land Size: 570 sgm 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)



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



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



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

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Agent Comments

