

# 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

20 Wirrabara Court, Yallambie Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$902,000

### Median sale price

Median price \$945,000 Property Type House Suburb Yallambie

Period - From 01/10/2020 to 30/09/2021 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	356 Yallambie Rd YALLAMBIE 3085	\$910,000	07/10/2021
2	1 Crew St YALLAMBIE 3085	\$820,000	04/06/2021
3	15 Binowee Av YALLAMBIE 3085	\$806,000	12/05/2021

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:

18/10/2021 11:49



 3  1  2

**Property Type:** House  
**Land Size:** 614 sqm approx

#### Agent Comments

Original Brick family home in a quality court location in need of some updating but in good condition on a generous 614 m2 allotment in a prime location.

#### Indicative Selling Price

\$820,000 - \$902,000

#### Median House Price

Year ending September 2021: \$945,000

Three bedroom brick veneer home in original condition, in an elevated court location surrounded by quality homes

## Comparable Properties



#### 356 Yallambie Rd YALLAMBIE 3085 (REI)

 3  1  2

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 07/10/2021  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx

#### Agent Comments

similar property in size but high end kitchen and bathroom renovation and very neat presentation only 250 metres from the subject property



#### 1 Crew St YALLAMBIE 3085 (REI/VG)

 3  1  1

**Price:** \$820,000  
**Method:** Sold Before Auction  
**Date:** 04/06/2021  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

#### Agent Comments

Very similar property in age, size and presentation but on an extremely irregular shaped block.



#### 15 Binowee Av YALLAMBIE 3085 (VG)

 3  -  -

**Price:** \$806,000  
**Method:** Sale  
**Date:** 12/05/2021  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx

#### Agent Comments

Similar in age and configuration but very poor presentation, only 160 metres from the subject property.

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199