SL Richter Family Trust T/A Hudson Property Agents
PO Box 605 Sanctuary Cove QLD 4212
Tel: 1300 009411 Fax: 0738336852 Agent No: 075221L

Member of REIQ

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Tyabb 3913

Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price $*~~ or range between $760,000 & $780,000

Median sale price

Median price $697,500 Property Type House Suburb or Locality Tyabb

Period - From November 23 to November 24 Source https://www.realestate.com.au/

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 17 LIMA AVENUE TYABB	$680,000	27/8/24
2 14 KATHLEEN CRESCENT TYABB	$860,000	14/6/24
3 16 CRAIG AVENUE TYABB	$725,000	16/7/24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24/10/24