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<br>Including suburb and postcode | 12 Seribu Close Tyabb VIC 3913 |

## 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 | $550,000 | & | $600,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $607,500 | Property type | House | Suburb | Tyabb |
| Period-from | 01 Oct 2019 | to | 30 Sep 2020 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 11 Bettina Street Tyabb VIC 3913 | $550,000 | 29-May-20 |
| 12 Satu Crescent Tyabb VIC 3913 | $560,000 | 06-Apr-20 |
| 5 Banksia Crescent Tyabb VIC 3913 | $630,000 | 11-Jun-20 |

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 6 months.~~

This Statement of Information was prepared on: 14 October 2020

Malcolm Parkinson
M 0421704246
E malcolmparkinson@stonerealestate.com.au



**11 Bettina Street Tyabb VIC 3913** Sold Price **$550,000** Sold Date **29-May-20**

3 2 2 Distance **0.02km**



**12 Satu Crescent Tyabb VIC 3913** Sold Price **$560,000** Sold Date **06-Apr-20**

3 2 - Distance **0.07km**



**5 Banksia Crescent Tyabb VIC 3913** Sold Price **$630,000** Sold Date **11-Jun-20**

3 2 2 Distance **0.92km**

**RS** = Recent sale **UN** = Undisclosed Sale

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