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	2/33 ORCHARD GROVE 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	$650,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	House	Suburb	Tyabb
Period-from	01 Mar 2022	to	28 Feb 2023	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
1 POTTS CLOSE TYABB VIC 3913	$735,000	10-Oct-22
2/1498 FRANKSTON-FLINDERS ROAD TYABB VIC 3913	$680,000	18-Jan-23
6 LONDRES WAY TYABB VIC 3913	$699,000	15-Nov-22

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: 01 March 2023

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1 POTTS CLOSE TYABB VIC 3913

3 2 2

Sold Price **$735,000** Sold Date **10-Oct-22**

Distance **0.32km**



2/1498 FRANKSTON-FLINDERS ROAD TYABB VIC 3913

3 2 2

Sold Price RS **$680,000** Sold Date **18-Jan-23**

Distance **0.81km**



6 LONDRES WAY TYABB VIC 3913

3 2 2

Sold Price **$699,000** Sold Date **15-Nov-22**

Distance **0.58km**

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

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