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 Monak Place, Yallambie Vic 3085

Indicative selling price

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

Single price: $920,000

Median sale price

Median price: $1,052,500 Property Type: House Suburb: Yallambie

Period - From: 01/04/2024 to: 30/06/2024 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	89 Warralong Av GREENSBOROUGH 3088	$900,000	29/06/2024
2	10 Shaylor Ct GREENSBOROUGH 3088	$925,000	08/05/2024
3	57 Sainsbury Av GREENSBOROUGH 3088	$942,500	02/03/2024

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: 06/08/2024 15:28

2 Monak Place, Yallambie Vic 3085



3 2

Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments

Indicative Selling Price
$920,000
Median House Price
June quarter 2024: $1,052,500

Comparable Properties



89 Warralong Av GREENSBOROUGH 3088 (REI)

3 1 2

Price: $900,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 522 sqm approx

Agent Comments



10 Shaylor Ct GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $925,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 570 sqm approx

Agent Comments



57 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $942,500
Method: Private Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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