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 | 31 Ovata Close, Yallambie Vic 3085 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,025,000 Property Type House Suburb Yallambie

Period - From 01/01/2024 to 31/03/2024 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 | 64 Henry St GREENSBOROUGH 3088 | $1,110,000 | 07/05/2024 |
| 2 | 55 Plenty La GREENSBOROUGH 3088 | $1,070,000 | 25/04/2024 |
| 3 | 71 Allima Av YALLAMBIE 3085 | $1,055,000 | 27/02/2024 |

**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: 01/07/2024 13:26

# 31 Ovata Close, Yallambie Vic 3085



3 - 

**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 605 sqm approx

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
March quarter 2024: $1,025,000

## Comparable Properties



**64 Henry St GREENSBOROUGH 3088 (REI)**

3 2 2

**Price:** $1,110,000
**Method:** Sold Before Auction
**Date:** 07/05/2024
**Property Type:** House (Res)
**Land Size:** 590 sqm approx

Agent Comments



**55 Plenty La GREENSBOROUGH 3088 (REI)**

3 2 1

**Price:** $1,070,000
**Method:** Sold Before Auction
**Date:** 25/04/2024
**Property Type:** House (Res)
**Land Size:** 739 sqm approx

Agent Comments



**71 Allima Av YALLAMBIE 3085 (REI/VG)**

3 2 4

**Price:** $1,055,000
**Method:** Private Sale
**Date:** 27/02/2024
**Property Type:** House
**Land Size:** 619 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

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