

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/30 Dalton Drive 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

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

*Unit

X

Suburb

Tyabb

Period-from

to

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

19 Bettina Street Tyabb VIC 3913	\$525,000	13-May-19
1A Central Avenue Tyabb VIC 3913	\$550,000	03-Apr-19
54 Kathleen Crescent Tyabb VIC 3913	\$600,500	05-Jun-19

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.~~

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19 Bettina Street Tyabb VIC 3913

Sold Price

\$525,000

Sold Date

13-May-19

 3  1  2

Distance

0.28km



1A Central Avenue Tyabb VIC 3913

Sold Price

\$550,000

Sold Date

03-Apr-19

 3  2  2

Distance

0.65km



54 Kathleen Crescent Tyabb VIC 3913

Sold Price

\$600,500

Sold Date

05-Jun-19

 4  2  2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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