

## 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

7 HAYMIC PLACE TYABB VIC 3913

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,750

Property type

Unit

Suburb

Tyabb

Period-from

01 Apr 2022

to

31 Mar 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2/43 CENTRAL AVENUE TYABB VIC 3913 | \$640,000 | 10-Mar-23 |
|                                    |           |           |
|                                    |           |           |

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: 11 April 2023



**2/43 CENTRAL AVENUE TYABB  
VIC 3913**

 3  2  2

Sold Price

<sup>RS</sup>

**\$640,000**

Sold Date

**10-Mar-23**

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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