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 | 42 BANKSIA CRESCENT 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 | $740,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $775,000 | Property type | House | Suburb | Tyabb |
| Period-from | 01 May 2024 | to | 30 Apr 2025 | 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 |
|---|---|---|
| 89 STUART ROAD TYABB VIC 3913 | $790,000 | 14-Apr-25 |
| 26 BANKSIA CRESCENT TYABB VIC 3913 | $737,000 | 04-Mar-25 |
| 17 MORNINGTON-TYABB ROAD TYABB VIC 3913 | $775,000 | 06-Dec-24 |

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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OBrien Real Estate

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**89 STUART ROAD TYABB VIC 3913** Sold Price RS **$790,000** Sold Date **14-Apr-25**

3 2 2 Distance **0.25km**



**26 BANKSIA CRESCENT TYABB VIC 3913** Sold Price **$737,000** Sold Date **04-Mar-25**

2 2 2 Distance **0.08km**



**17 MORNINGTON-TYABB ROAD TYABB VIC 3913** Sold Price **$775,000** Sold Date **06-Dec-24**

3 1 4 Distance **0.24km**

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

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