



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 3 Orchard Grove, TYABB 3913

Indicative selling price

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

Range \$580,000 - \$630,000

Median sale price

Median **House** for **T YABB** for period **Jan 2018 - Oct 2019**

Sourced from **REA**.

\$550,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

58 Kathleen Crescent,
Tyabb 3913

Price **\$615,000** Sold 01 July
2019

22 Orchard Grove,
Tyabb 3913

Price **\$730,000** Sold 05 May
2019

24 Banksia Crescent,
Tyabb 3913

Price **\$620,000** Sold 08
April 2019

This Statement of Information was prepared on 4th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

Stockdale & Leggo Hastings

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Contact agents

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