

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 Jules Court, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$625,000

&

\$655,000

Median sale price

Median price \$780,000

Property Type House

Suburb Yarra Glen

Period - From 29/10/2020

to

28/10/2021

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	44 Pinoak Dr YARRA GLEN 3775	\$738,000	07/07/2021
2	9 Irvine Cr YARRA GLEN 3775	\$685,000	08/05/2021
3	3 Farrell Av YARRA GLEN 3775	\$610,000	08/08/2021

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:

29/10/2021 15:34

7 Jules Court, Yarra Glen Vic 3775

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Indicative Selling Price

\$625,000 - \$655,000

Median House Price

29/10/2020 - 28/10/2021: \$780,000



Property Type: Land

Land Size: 412 sqm approx

Agent Comments

Comparable Properties



44 Pinoak Dr YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$738,000

Method: Auction Sale

Date: 07/07/2021

Property Type: House (Res)

Land Size: 442 sqm approx

9 Irvine Cr YARRA GLEN 3775 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 999 sqm approx



3 Farrell Av YARRA GLEN 3775 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 08/08/2021

Property Type: House (Res)

Land Size: 870 sqm approx

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