

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

22 CATHERINE COURT YARRA GLEN VIC 3775

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

\$1,290,000

&

\$1,340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Yarra Glen

Period-from

01 May 2023

to

30 Apr 2024

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

9 PINEHURST PLACE CHIRNSIDE PARK VIC 3116	\$1,220,000	08-Jun-23
13 MERLOT COURT YARRA GLEN VIC 3775	\$1,200,000	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.

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9 PINEHURST PLACE CHIRNSIDE
PARK VIC 3116

4

2

2

Sold Price

\$1,220,000

Sold Date

08-Jun-23

Distance

9.2km



13 MERLOT COURT YARRA GLEN
VIC 3775

4

2

2

Sold Price

\$1,200,000

Sold Date

10-Mar-23

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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