

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

23 Oliver Street, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$845,000

Property Type House

Suburb Yarra Glen

Period - From 01/04/2022

to

31/03/2023

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	4 Semillon Ct YARRA GLEN 3775	\$990,000	24/11/2022
2	28 Sayle St YARRA GLEN 3775	\$985,000	03/02/2023
3	9a Anzac Av YARRA GLEN 3775	\$918,000	22/10/2022

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:

20/04/2023 15:37



Property Type: House

Land Size: 787 sqm approx

Agent Comments

Comparable Properties



4 Semillon Ct YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 24/11/2022

Property Type: House

Land Size: 1000 sqm approx



28 Sayle St YARRA GLEN 3775 (REI)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 03/02/2023

Property Type: House



9a Anzac Av YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$918,000

Method: Private Sale

Date: 22/10/2022

Property Type: House

Land Size: 512 sqm approx