

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

1 JULES 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Yarra Glen

Period-from

01 May 2022

to

30 Apr 2023

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

22 ELLIS ROAD YARRA GLEN VIC 3775	\$790,000	08-May-23
2/6 FRANCES AVENUE YARRA GLEN VIC 3775	\$813,500	08-May-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.

This Statement of Information was prepared on: 19 May 2023



22 ELLIS ROAD YARRA GLEN VIC 3775

Sold Price

^{RS} \$790,000 Sold Date 08-May-23

3
 2
 1

Distance 0.88km



2/6 FRANCES AVENUE YARRA GLEN VIC 3775

Sold Price

^{RS} \$813,500 Sold Date 08-May-23

3
 2
 4

Distance 0.92km

RS = Recent sale UN = Undisclosed Sale

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