

# 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

1927 Melba Highway, Dixons Creek Vic 3775

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

#### Median sale price\*

Median price

Property Type

Suburb

Dixons Creek

Period - From

to

Source

#### 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	38 King St YARRA GLEN 3775	\$650,107	22/01/2021
2	57 Yarraview Rd YARRA GLEN 3775	\$615,000	02/02/2021
3	33 Yarraview Rd YARRA GLEN 3775	\$612,000	11/04/2020

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:

17/08/2021 15:32

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1927 Melba Highway, Dixons Creek Vic 3775

Bill Verhagen

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**Indicative Selling Price**

\$600,000 - \$650,000

**No median price available**



5 2 2

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 4924 sqm approx

**Agent Comments**

## Comparable Properties



**38 King St YARRA GLEN 3775 (REI/VG)**

**Agent Comments**

4 1 -

**Price:** \$650,107

**Method:** Private Sale

**Date:** 22/01/2021

**Property Type:** House

**Land Size:** 625 sqm approx



**57 Yarraview Rd YARRA GLEN 3775 (VG)**

**Agent Comments**

4 - -

**Price:** \$615,000

**Method:** Sale

**Date:** 02/02/2021

**Property Type:** House (Res)

**Land Size:** 1192 sqm approx



**33 Yarraview Rd YARRA GLEN 3775 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$612,000

**Method:** Private Sale

**Date:** 11/04/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 870 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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