

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

33 FOREST STREET 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

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Nov 2022

to

31 Oct 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

3 YARRA COURT YARRA GLEN VIC 3775	\$750,000	19-Oct-23
4 JULES COURT YARRA GLEN VIC 3775	\$780,000	10-Aug-23
3 ST JAMES TERRACE YARRA GLEN VIC 3775	\$785,000	29-Sep-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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3 YARRA COURT YARRA GLEN VIC 3775 Sold Price ^{RS} **\$750,000** Sold Date **19-Oct-23**

3 1 3

Distance **0.57km**



4 JULES COURT YARRA GLEN VIC 3775 Sold Price **\$780,000** Sold Date **10-Aug-23**

3 1 1

Distance **0.67km**



3 ST JAMES TERRACE YARRA GLEN VIC 3775 Sold Price **\$785,000** Sold Date **29-Sep-23**

3 2 2

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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